2451357

ASSIGNMENT OF INTEREST IN REAL ESTATE CONTRACT

This indenture witnesseth that TIMOTHY A. MOSER AND NANCY L. MOSER, HUSBAND AND WIFE, As Assignors, of DUNDEE, IOWA, assigns to ALLIED WINDOW MANUFACTURING of DES MOINES, IOWA, as Assignee, all interest of the Assignors in a certain contract to purchase real estate entered into by and between TIMOTHY A. MOSER AND NANCY L. MOSER, as Purchasers and LEROY J. SCHNIEDERS AND MARY VALENE SCHNIEDERS, as Sellers of the following real estate located in DELAWARE County, State of IOWA, to wit:

THE NORTH ONE-HALF (N 1/2) OF LOTS TWO (2) AND THREE (3), BLOCK FIVE (5), WOOD AND WOODRUFF'S ADDITION TO DUNDEE, ACCORDING TO PLAT RECORDED IN BOOK 1 OF PLATS AT PAGE 41.

LOCALLY KNOWN AS: BOX 262, MAIN STREET, DUNDEE, IOWA 52038

as well as profits, rents and any other income that may be derived therefrom, to secure the performance of all conditions and stipulations of this agreement.

This assignment is given to the Assignee for the purpose of securing all indebtedness already owing by TIMOTHY A. MOSER AND NANCY L. MOSER, Assignor to said ALLIED WINDOW MANUFACTURING, in the sum of $ 7,863.24, and is also given to secure all indebtedness or liability, of every kind, character and description of the Assignor, or either of them, to the assignment hereafter created, such as future loans, advances, overdrafts, and all indebtedness that may accrue to said Assignee by reason of the assignment, or either of them, becoming surety or endorser for any other person, whether said indebtedness was originally payable to said Assignee or has come to it by assignment or otherwise, and shall be binding upon the Assignor, and remain in full force and effect until all said indebtedness is paid. This assignment shall secure the full amount of said indebtedness without regard to the time when said as made. The Assignor expressly agrees to pay all sums and indebtedness secured hereby, and the same shall be collectable without relief from valuation and appraisement laws and with attorney's fees, and in case it should become necessary to appoint a Receiver for any property that may be secured by this assignment, it shall not be necessary to serve notice upon the Assignor.

It is expressly agreed by Assignor and Assignee that Assignee accepts and assumes no obligation under the aforedescribed land contract until such time as Assignee has foreclosed any and all interest of Assignor in said land contract.

Assignee specifically reserves the right at its own discretion to make any payment that it deems necessary on the land contract between Assignor and contract seller in the event of default by Assignor.

In Witness Whereof, TIMOTHY A. MOSER AND NANCY L. MOSER, HUSBAND AND WIFE, have ~~has~~ hereunto set THEIR hand and seal this 14TH day of NOVEMBER, 19 89.

RETURN TO:
UNION MORTGAGE CO.,INC.
P. O. BOX 515929
DALLAS, TEXAS 75251-5929
214/[illegible] 3124

(X) T. J. Moser
TIMOTHY A. MOSER

(X) Nancy L. Moser
NANCY L. MOSER

STATE OF IOWA
COUNTY OF DELAWARE

Before the undersigned, a Notary Public in and for said County and State this 14TH day of NOVEMBER, 19 89.

Acknowledged the execution of the above and foregoing assignment for the uses and purposes therein set forth.

Witness my hand and Notarial Seal.
My Commission Expires: 1-17-90

(X) Raymond F. Jenkins
RAYMOND F. JENKINS Notary Public

ASSIGNMENT OF ASSIGNMENT OF INTEREST IN REAL ESTATE CONTRACT

FOR VALUE RECEIVED, the annexed Assignment of Interest in Real Estate Contract to ALLIED WINDOW MANUFACTURING, which is recorded in the the Office of the Recorder of DELAWARE County, IOWA, is hereby assigned and transferred to UNION MORTGAGE COMPANY, INC. without recourse upon the Assignment of Interest in Real Estate Contract.

(X) Nina Eyster
NINA EYSTER, GEN MGR (SEAL)

State of IOWA, County of POLK

Before me, MICHAEL BURTON, a Notary Public in and for said County and State, on DECEMBER 28TH, 1989, personally appeared NINA EYSTER, GENERAL MANAGER, known to me to be the person who executed the foregoing assignment.

My Commission Expires: 9-17-91

(X) Michael Burton
MICHAEL BURTON Notary Public

FILE No. 307-1759
RECORDING FEE $ 10.00
TRANSFER FEE $

FILED FOR RECORD THE 2 DAY OF February, 19 90 AT 4:09 O'CLOCK P.M. BOOK 25 PAGE 247

STATE OF IOWA, DELAWARE COUNTY
Joan Sheppard, Recorder
TLM

2437337

Union
MORTGAGE COMPANY, INC.

1200 35th Street, Suite 303
West Des Moines, Iowa 50265
(515) 223-7206

RETURN TO:
UNION MORTGAGE CO.,INC.
P. O. BOX 515929
DALLAS, TEXAS 75251-5929
214/680-3134

ACKNOWLEDGEMENT OF SECURITY INTEREST

I (WE), THE UNDERSIGNED, STATE THAT I (WE), ARE THE CONTRACT SELLER'S OF CERTAIN REAL ESTATE WHICH IS LEGALLY DESCRIBED AS:

THE NORTH ONE-HALF (N 1/2) OF LOTS TWO (2) AND THREE (3), BLOCK FIVE (5), WOOD AND WOODRUFF'S ADDITION TO DUNDEE, ACCORDING TO PLAT RECORDED IN BOOK 1, PLATS, PAGE 41.

I (WE), HEREBY ACKNOWLEDGE THAT UNION MORTGAGE COMPANY, INC. HAS MADE A LOAN TO TIMOTHY A. & NANCY L MOSER (moser) THE BUYER(S) OF THE ABOVE DESCRIBED REAL ESTATE FOR THE PURPOSE OF HOME IMPROVEMENT. I (WE) FURTHER ACKNOWLEDGE THAT A HOME IMPROVEMENT LIEN IS BEING FILED FOR RECORD ON THE PROPERTY. I (WE) FURTHER STATE THAT I (WE) ASSUME NO PERSONAL RESPONSIBILITY FOR PAYMENT OF THE OBLIGATION, BUT I (WE) DO GRANT PERMISSION FOR UNION MORTGAGE COMPANY, INC. OR ITS ASSIGNEE TO ENCUMBER THE PROPERTY BY PLACING THE HOME IMPROVEMENT LIEN OF RECORD AND I (WE) AGREE THAT IF IT SHOULD BE NECESSARY TO FORFEIT THE CONTRACT AGAINST THE PRESENT BUYER(S), OR AN ASSIGNEE OF THE BUYER(S), THAT THE HOME IMPROVEMENT LIEN SHALL REMAIN OF RECORD AS A LIEN AGAINST THE PROPERTY LOCALLY KNOWN AS BX 262 MAIN STREET, DUNDEE COUNTY OF DELAWARE, STATE OF IOWA.

X LeRoy J. Schnieders
CONTRACT SELLER
Leroy Schnieders

X Mary Valene Schnieders
CONTRACT SELLER
Mary Valene Schnieders

SUBSCRIBED AND SWORN TO BEFORE ME, A NOTARY PUBLIC, ON THIS 28 DAY OF November, 1989.

R. W. Nieman
NOTARY PUBLIC

MY COMMISSION EXPIRES Continous