REAL ESTATE CONTRACT (SHORT FORM)

IT IS AGREED between Rodney Baumgartner and Dianne Baumgartner, husband and wife, Route 1, Dundee, IA 52038, Sellers, and Evergreen Hill Farm, Inc., an Iowa Corporation, Box 41, Decorah, IA 52101, Buyers:

Sellers agree to sell and Buyers agree to buy real estate in Delaware County, Iowa, described as:

The West Half of the SW¼ of Section 33, Township 90 North, Range 6 West of the 5th P.M.

with any easements and appurtenant servient estates, but subject to the following:

a. any zoning and other ordinances,
b. any covenants of record;
c. any easements of record for public utilities, roads and highways; and
d. (Consider: liens; mineral rights; other easements; interests of others.)

designated the Real Estate, upon the following terms:

1. **PRICE.** The total purchase price for the real estate is $96,000.00 Ninety six thousand ---------- Dollars ($96,000.00) of which Eight thousand ---------- Dollars ($ 8,000.00) has been paid. Buyers shall pay the balance to Sellers at their address, or as directed by Sellers, as follows: The purchaser shall specifically assume a real estate contract in which John E. Jennerjohn and Gladys M. Jennerjohn, husband and wife are the vendors and the Baumgartners are the purchasers for the above described premieses recorded in Book123 on Page 175 Delaware County Recorder's Office.

2. **INTEREST.** Buyers shall pay interest from date of possession on the unpaid balance, at the rate of 9 percent per annum, payable .

Buyers shall also pay interest at the rate of _____ percent per annum on all delinquent amounts and any sum reasonably advanced by Sellers to protect their interest in this contract, computed from the date of the delinquency or advance.

3. **REAL ESTATE TAXES.** Sellers shall pay taxes if not paid by March 31, 1990 will be delinquent. and any unpaid real estate taxes payable in prior years. Buyers shall pay all subsequent real estate taxes. Any proration of real estate taxes on the Real Estate shall be based upon such taxes for the year currently payable unless the parties state otherwise.

~~SPECIAL ASSESSMENTS. Sellers shall pay special assessments which are a lien on the Real Estate as of the date of this contract or special assessments shall be paid by Buyers.~~

5. **POSSESSION.** Sellers shall give Buyers possession of the Real Estate on March 1, 1990.

6. **INSURANCE.** Sellers shall maintain existing insurance upon the Real Estate until the date of possession. Buyers shall accept insurance proceeds instead of Sellers replacing or repairing damaged improvements. After possession and until full payment of the purchase price, Buyers shall keep the improvements on the Real Estate insured against loss by fire, tornado, and extended coverage for a sum not less than 80 percent of full insurable value payable to the Sellers and Buyers as their interests may appear. Buyers shall provide Sellers with evidence of such insurance.

FILE No. 3-2297
RECORDING FEE $ 15.00
TRANSFER FEE $

FILED FOR RECORD THE 5 DAY OF April, 19 90 AT 10:18 O'CLOCK A.M. BOOK 126 PAGE 64

STATE OF IOWA, DELAWARE COUNTY
Joan Sheppard, Recorder
LD

7. **ABSTRACT AND TITLE.** Sellers, at their expense, shall promptly obtain an abstract of title to the Real Estate continued through the date of this contract _____, and deliver it to Buyers for examination. It shall show merchantable title in Sellers in conformity with this agreement, Iowa law and the Title Standards of the Iowa State Bar Association. The abstract shall become the property of the Buyers when the purchase price is paid in full, however, Buyers reserve the right to occasionally use the abstract prior to full payment of the purchase price. Sellers shall pay the costs of any additional abstracting and title work due to any act or omission of Sellers, including transfers by or the death of Sellers or their assignees.

8. **FIXTURES.** All property that integrally belongs to or is part of the Real Estate, whether attached or detached, such as light fixtures, shades, rods, blinds, awnings, windows, storm doors, screens, plumbing fixtures, water heaters, water softeners, automatic heating equipment, air conditioning equipment, wall to wall carpeting, built-in items and electrical service cable, outside television towers and antenna, fencing, gates and landscaping shall be considered a part of Real Estate and included in the sale except: (Consider: Rental items.)_____.

9. **CARE OF PROPERTY.** Buyers shall take good care of the property; shall keep the buildings and other improvements now or later placed on the Real Estate in good and reasonable repair and shall not injure, destroy or remove the property during the life of this contract. Buyers shall not make any material alteration to the Real Estate without the written consent of the Sellers.

10. **DEED.** Upon payment of purchase price, Sellers shall convey the Real Estate to Buyers or their assignees, by _____ deed, free and clear of all liens, restrictions, and encumbrances except as provided in 1.a. through 1.d. Any general warranties of title shall extend only the date of this contract, with special warranties as to acts of Sellers continuing up to time of delivery of the deed.

11. **REMEDIES OF THE PARTIES.**

a. If Buyers fail to timely perform this contract, the Sellers may forfeit it as provided in The Code, and all payments made shall be forfeited or, at Seller's option, upon thirty days written notice of intention to accelerate the payment of the entire balance because of such failure (during which thirty days such failure is not corrected) Sellers may declare the entire balance immediately due and payable. Thereafter this contract may be foreclosed in equity; the Court may appoint a receiver; and the period of redemption after sale on foreclosure may be reduced under the conditions of Section 628.26 or Section 628.27 of The Code.

b. If Sellers fail to timely perform this contract, Buyers have the right to have all payments made returned to them.

c. Buyers and Sellers are also entitled to utilize any and all other remedies or actions at law or in equity available to them.

d. In any action or proceeding relating to this contract the successful party shall be entitled to receive reasonable attorney's fees and costs as permitted by law.

12. **JOINT TENANCY IN PROCEEDS AND IN REAL ESTATE.** If Sellers, immediately preceding this contract, hold title to the Real Estate in joint tenancy with full right of survivorship, and the joint tenancy is not later destroyed by operation of law or by acts of the Sellers, then the proceeds of this sale, and any continuing or recaptured rights of Sellers in the Real Estate, shall belong to Sellers as joint tenants with full right of survivorship and not as tenants in common; and Buyers, in the event of the death of either Seller, agree to pay any balance of the price due Sellers under this contract to the surviving Seller and to accept a deed from the surviving Seller consistent with paragraph 10.

13. **JOINDER BY SELLER'S SPOUSE.** Seller's spouse, if not a titleholder immediately preceding acceptance of this offer, executes this contract only for the purpose of relinquishing all rights of dower, homestead and distributive share or in compliance with Section 516.13 of The Code and agrees to execute the deed for this purpose.

14. **TIME IS OF THE ESSENCE.** Time is of the essence in this contract.

15. **PERSONAL PROPERTY.** If this contract includes the sale of any personal property, the Buyers grant the Sellers a security interest in the personal property and Buyers shall execute the necessary financing statements and deliver them to Sellers.

16. **CONSTRUCTION.** Words and phrases in this contract shall be construed as in the singular or plural number, and as masculine, feminine or neuter gender, according to the context.

17. **ADDITIONAL PROVISIONS.**

Dated this 26th day of February, 1990.

EVERGREEN HILL FARM, INC.

John E Jennergahn, President

Gladys M Jennergahn Sec'y.

BUYERS

Rodney Baumgartner

Rodney Baumgartner **SELLERS**

Dianne Baumgartner

Dianne Baumgartner

Buyers' Address

Sellers' Address

STATE OF Florida, COUNTY OF Lee, ss:

On this 26th day of February, 1990, before me, the undersigned, a Notary Public in and for said State, personally appeared John E. Jennergahn, Gladys M. Jennergahn, Rodney Baumgartner & Dianne Baumgartner

to me known to be the identical persons named in and who executed the foregoing instrument, and acknowledged to me that they executed the same as their voluntary act and deed.

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP. MAY 17, 1992
BONDED THRU GENERAL INS. UND.

Georgia M Gant, Notary Public in and for Said State.

FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

STATE OF ~~IOWA~~ Florida, Lee COUNTY, ss:

On this 26th day of February, A.D. 19 90, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared John Jennerjohn and Gladys Jennerjohn, to me personally known, who, being by me duly sworn, did say that they are the President and Secretary, respectively, of said corporation executing the within and foregoing instrument **to which this is attached,** that (no seal has been procured by the said) corporation; that said instrument was signed ~~and sealed~~) on behalf of ~~(the seal affixed thereto is the seal of said~~ said corporation by authority of its Board of Directors; and that the said President and Secretary as such officers acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by them voluntarily executed.

Georgia M Gant

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP. MAY 17,1992
BONDED THRU GENERAL INS. UND.

Notary Public in and for said County and State.
Georgia M. Gant

IOWA STATE BAR ASSOCIATION
Official Form No. 12 (Trade-Mark Registered, State of Iowa, 1967)
Current January, 1981

(Sections 558.28 and 558.29, Code of Iowa)