REAL ESTATE CONTRACT-INSTALLMENTS

IT IS AGREED this 18th day of May, 1990, by and between Jay E. Nelson and Nancy Nelson, husband and wife, residing at 3456 Timberland Road, Cross Plains, Wisconsin, xxxxxxxxxxxxxxxxxxxxxxxxx, Sellers; and Ronald Struble and Deann Struble, husband and wife,

of the County of Delaware, State of Iowa, Buyers;

That the Sellers, as in this contract provided, agree to sell to the Buyers, and the Buyers in consideration of the premises, hereby agree with the Sellers to Purchase the following described real estate situated in the County of Delaware, State of Iowa, to-wit:

Lots 1, 12, 43, 44, and 45 all in Nelson's Subdivision to Manchester, Iowa, subject to easements and restrictions of record; and Lot 46 of the Amended and Substituted plat of Lots 46 and 48, Nelson's Subdivision,

together with any easements and servient estates appurtenant thereto, but with such reservations and exceptions of title as may be below stated, and certain personal property if and as may be herein described of if and as an itemized list at Par. 23 ~~hereto and marked "Exhibit A"~~ all upon the terms and conditions following:

1. TOTAL PURCHASE PRICE. The buyer agrees to pay for said property the total of $ 200,000.00 due and payable at 3456 Timberland Road, Cross Plains, Wisconsin, xxxxxxxxx as follows:

(a) **DOWN PAYMENT** of $ 25,000.00 **RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED:** and

(b) **BALANCE OF PURCHASE PRICE.** $ 175,000.00, as follows $

See attached payment schedule.

2. POSSESSION. Buyers, concurrently with due performance on their part shall be entitled to possession of said premises on the date of execution xxxx of this contract xxx; and thereafter so long as they shall perform the obligations of this contract. If Buyers are taking subject to the rights of lessees and are entitled to rentals therefrom on and after date of possession, so indicate by "yes" in the space following Yes

3. TAXES. Sellers shall pay the real estate taxes accrued to date of closing 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 current year. When the amount of the taxes is known, the prorated portion attributable to Seller shall be paid by the Seller.

and any unpaid taxes thereon payable in prior years. Buyers shall pay any taxes not assumed by Sellers and all subsequent taxes before same become delinquent. Whoever may be responsible for the payment of said taxes, and the special assessments, if any, each year, shall furnish to the other parties evidence of payment of such items not later than July 15 of each year. **Any proration of taxes shall be based upon the taxes for the year** xxxxxxxxxxxxxxxxxxxxxxxx of closing. (Decide, for yourself, if that formula is fair if Buyers are purchasing a lot with newly built improvements.)

4. SPECIAL ASSESSMENTS. Sellers shall pay the special assessments against this property: (Strike out either (a) or (b) below.)

(a) Which, if not paid, in the year 1990, would become delinquent and all assessments payable prior thereto.

~~(b) Which are a lien thereon as of~~ ______ (Date)

(c) Including all sewage disposal assessments for overage charge heretofore assessed by any municipality having jurisdiction as of date of possession.

Buyers, except as above stated, shall pay all subsequent special assessments and charges, before they become delinquent.

5. MORTGAGE. Any mortgage or encumbrance of a similar nature against the said property shall be timely paid by Sellers so as not to prejudice the Buyers' equity herein. Should Sellers fail to pay, Buyers may pay any such sums in default and shall receive credit on this contract for such sums so paid. MORTGAGE BY SELLERS. Sellers, their successors in interest or assigns may, and hereby reserve the right to at any time mortgage their right, title or interest in such premises or to renew or extend any existing mortgage for any amount not exceeding 80 % of the then unpaid balance of the purchase price herein provided. The interest rate and amortization thereof shall be no more onerous than the installment requirements of this contract. Buyers hereby expressly consent to such a mortgage and agree to execute and deliver all necessary papers to aid Sellers in securing such a mortgage which shall be prior and paramount to any of Buyers' then rights in said property. DEED FOR BUYERS SUBJECT TO MORTGAGE. If Buyers have reduced the balance of this contract to the amount of any existing mortgage balance on said premises, they may at their option, assume and agree to pay said mortgage according to its terms, and subject to such mortgage shall receive a deed to said premises; or Sellers, at their option, any time before Buyers have made such a mortgage commitment, may reduce or pay off such mortgage. ALLOCATED PAYMENTS. Buyers, in the event of acquiring this property from an equity holder instead of a holder of the fee title, or in the event of a mortgage against said premises, reserve the right, if reasonably necessary for their protection to divide or allocate the payments to the interested parties as their interests may appear. SELLERS AS TRUSTEES. Sellers agree that they will collect no money hereunder in excess of the amount of the unpaid balance under the terms of this contract less the total amount of the encumbrance on the interest of Sellers or their assigns in said real estate; and if Sellers shall hereafter collect or receive any moneys hereunder beyond such amount, they shall be considered and held as collecting and receiving said money as the agent and trustee of the Buyers for the use and benefit of the Buyers.

6. INSURANCE. Except as may be otherwise included in the last sentence of paragraph 1(b) above, Buyers as and from said date of possession, shall constantly keep in force, insurance, premiums therefor to be prepaid by Buyers (without notice or demand) against loss by fire, tornado and other hazards, casualties and contingencies as Seller may reasonably require on all buildings and improvements, now on or hereafter placed on said premises and any personal property which may be the subject of this contract, in companies to be reasonably approved by Sellers in an amount not less than the full insurable value of such improvements and personal property or not less than the unpaid purchase price herein whichever amount is smaller with such insurance payable to Sellers and Buyers as their interests may appear. BUYERS SHALL PROMPTLY DEPOSIT SUCH POLICY WITH PROPER RIDERS WITH SELLERS for the further security for the payment of the sums herein mentioned. In the event of any such casualty loss, the insurance proceeds may be used under the supervision of the Sellers to replace or repair the loss if the proceeds be adequate; if not, then some other reasonable application of such funds shall be made; but in any event such proceeds shall stand as security for the payment of the obligations herein. Such policy shall contain a provision requiring the insurer to notify Seller of any failure to timely pay premiums and afford Seller 10 days to make such payment.

7. CARE OF PROPERTY. Buyers shall take good care of this property; shall keep the buildings and other improvements now or hereafter placed on the said premises in good and reasonable repair and shall not injure, destroy or remove the same during the life of this contract. Buyers shall not make any material alteration in said premises without the written consent of the Sellers. Buyers shall not use or permit said premises to be used for any xxxxxxx purpose other than its current use as a trailer court without the prior written consent of Seller. Such consent shall not be unreasonably withheld.

FILE No. 50-985	FILED FOR RECORD THE 24 DAY OF October, 1990 AT 4:24	STATE OF IOWA, DELAWARE COUNTY
RECORDING FEE $ 15.00	O'CLOCK P. M. BOOK 50 PAGE 65	Joan Sheppard, Recorder
TRANSFER FEE $		TLD

9. ADVANCEMENT BY SELLERS. If Buyers fail to pay such taxes, special assessments and insurance and effect necessary repairs, as above agreed, Sellers may, but need not, pay such taxes, special assessments, insurance and make necessary repairs, and all sums so advanced shall be due and payable on demand or such sums so advanced may, at the election of Sellers, be added to the principal amount due hereunder and so secured. (For Buyers' rights to make advancements, see paragraph 5 above.)

10. JOINT TENANCY IN PROCEEDS AND SECURITY RIGHTS IN REAL ESTATE. If and only if, the Sellers immediately preceding this sale, hold the title to the above described property in joint tenancy, and such joint tenancy has not later been destroyed by operation of law or by acts of the Sellers, this sale shall not constitute such destruction and the proceeds of this contract, and any continuing and/or recaptured rights of Sellers in said real estate, shall be and continue in Sellers as joint tenants with rights of survivorship and not as tenants in common; and Buyers, in the event of the death of one of such joint tenants, agree to pay any balance of the proceeds of this contract to the surviving Seller (or Sellers) and to accept deed solely from him or them consistent with paragraph 14 below unless and except this paragraph is stricken from this agreement.

~~If Sellers are husband and wife, it is understood that homestead rights are released in the proceeds of this sale, and that neither Seller has any right, title or interest in the proceeds of this sale, except as tenants in common, and that such proceeds shall be paid to them as such tenants in common, unless this paragraph is stricken from this contract. Sellers agree that they will, upon request, execute any instrument necessary to release any such right, title or interest in said proceeds, or in the real estate described herein, and will appear before any officer authorized to take acknowledgments and acknowledge the execution thereof, if requested to do so by Buyers, their successors in interest or assigns. Sellers further agree that they will not, during the period of amortization of the proceeds of this sale, mortgage or otherwise encumber said real estate, or any interest therein, without the written consent of Buyers, their successors in interest or assigns. Sellers agree that they will not, during the period of amortization of the proceeds of this sale, lease said real estate for a longer period than one year, or after possession has been given to Buyers, their successors in interest or assigns, lease said real estate for more than one year, without the written consent of Buyers, their successors in interest or assigns. Sellers agree that they will not, during the period of amortization of the proceeds of this sale, cut timber, remove timber, or commit waste on said real estate, except ordinary waste, without the written consent of Buyers, their successors in interest or assigns. Sellers agree that they will not, during the period of amortization of the proceeds of this sale, enter into any contract to sell said real estate, or any part thereof, without the written consent of Buyers, their successors in interest or assigns. Sellers agree that they will not, during the period of amortization of the proceeds of this sale, do any act which will in any way reduce or extend the previous interest of such spouse in said property, or in the sale proceeds, nor bind such spouse except as aforesaid to the terms and provisions of this contract.~~

12. TIME IS OF THE ESSENCE. Time is of the essence in this Agreement. Failure to promptly assert rights of Sellers herein shall not, however, be a waiver of such rights or a waiver of any existing or subsequent default.

13. EXCEPTIONS TO WARRANTIES OF TITLE. The warranties of title in any Deed made pursuant to this contract (See paragraph 14) shall be without reservation or qualification EXCEPT: (a) Zoning ordinances; (b) Such restrictive covenants as may be shown of record; (c) Easements of record, if any; (d) As limited by paragraphs 1, 2, 3 and 4 of this contract; (e) Sellers shall give Special Warranty as to the period after equitable title passes to Buyers; (f) Spouse if not titleholder, need not join in any warranties of the deed unless otherwise stipulated:

(g) None

(Mineral reservations of record?)

(h) Any acts or omissions of Buyer creating a lien

~~(In addition to the above, Sellers shall convey title subject to the following: (Leases? Other matters?) (Leases?)~~

14. DEED AND ABSTRACT, BILL OF SALE. If all said sums of money and interest are paid to Sellers during the life of this contract, and all other agreements for performance by Buyers have been complied with, Sellers will execute and deliver to Buyers a _____ Warranty Deed conveying said premises in fee simple pursuant to and in conformity with this contract; and Sellers will at this time deliver to Buyers an abstract showing merchantable title, in conformity with this contract. Such abstract shall begin with the government patent (unless pursuant to the Iowa State Bar Association title standards there is a lesser requirement as to period of abstracting) to said premises and shall show title thereto in Sellers as of the date of this contract; or as of such earlier date if and as designated in the next sentence. This contract supersedes the previous written offer of Buyers to buy the above described property which was and the Offer to Buy Real Estate and Acceptance between the parties hereto;
~~accepted by Sellers on the xxxxxx day of xxxxxxxxxxxxxxxx, xxxxx~~. Sellers shall also pay the cost of any abstracting due to any act or change in the personal affairs of Sellers resulting in a change of title by operation of law or otherwise. ~~In addition to the above, Sellers shall convey title subject to the following: (Leases? Other matters?)~~ ~~and deliver a Bill of Sale consistent with the terms of this contract. Sellers shall pay all taxes on any such personal property payable in xxxxxxxx, and all taxes thereon payable prior thereto.~~

15. APPROVAL OF ABSTRACT. Buyers have not examined the abstract of title to this property and such abstract is _____ accepted.

16. FORFEITURE. If Buyers (a) fail to make the payments aforesaid, or any part thereof, as same become due; or (b) fail to pay the taxes or special assessments or charges, or any part thereof, levied upon said property, or assessed against it, by any taxing body before any of such items become delinquent; or (c) fail to keep the property insured; or (d) fail to keep it in reasonable repair as herein required; or (e) fail to perform any of the agreements as herein made or required; then sellers, in addition to any and all other legal and equitable remedies which they may have, at their option, may proceed to forfeit and cancel this contract as provided by law (Chapter 656 Code of Iowa). Upon completion of such forfeiture Buyers shall have no right of reclamation or compensation for money paid, or improvements made; but such payments and/or improvements if any shall be retained and kept by Sellers as compensation for the use of said property, and/or as liquidated damages for breach of this contract; and upon completion of such forfeiture, if the Buyers, or any other person or persons shall be in possession of said real estate or any part thereof, such party or parties in possession shall at once peacefully remove therefrom, or failing to do so may be treated as tenants holding over, unlawfully after the expiration of a lease, and may accordingly be ousted and removed as such as provided by law.

17. FORECLOSURE. If Buyers fail, in any one or more of the specified ways to comply with this contract, as in (a), (b), (c), (d) or (e) of numbered paragraph 16 above provided, Sellers may upon thirty (30) days written notice of intention to accelerate the payment of the entire balance, during which thirty days such default or defaults are not removed, declare the entire balance hereunder immediately due and payable; and thereafter at the option of the Sellers this contract may then be foreclosed in equity and a receiver may be appointed to take charge of said premises and collect the rents and profits thereof to be applied as may be directed by the Court.

18. ATTORNEY'S FEES. In case of any action, or in any proceedings in any Court to collect any sums payable or secured herein, or to protect the lien or title herein of Sellers, or in any other case permitted by law in which attorney's fees may be collected from Buyers, or imposed upon them, or upon the above described property, Buyers agree to pay reasonable attorneys' fees.

19. INTEREST ON DELINQUENT AMOUNTS. Either party will pay interest at the highest legal contract rate applicable to a natural person to the other on all amounts herein as and after they become delinquent, and/or on cash reasonably advanced by either party pursuant to the terms of this contract, as protective disbursements.

20. ASSIGNMENT. Buyers may not assign this contract without the prior written consent of Seller.
~~Interest of the assignment of this Contract by either of the parties, except notice shall be given to the other parties, who shall at the time of such notice be furnished with a duplicate executed copy of such assignment. Any such assignment shall not terminate the liability of the assignor to perform, unless a specific release in writing is given and signed by the other party to this Contract.~~ Seller may assign this contract for collateral purposes without the consent of Buyers.

21. PERSONAL PROPERTY. If this contract includes the sale of any personal property, then in the event of the forfeiture or foreclosure of this contract, such personalty shall be considered indivisible with the real estate above described; and any such termination of Buyers' rights in said real estate shall concurrently operate as the forfeiture or foreclosure hereof against all such personal property.

22. CONSTRUCTION. Words and phrases herein, including acknowledgements hereof, shall be construed as in the singular or plural number, and as masculine, feminine or neuter gender, according to the context. See paragraph 11 above, for construction of the word "Sellers."

23. SPECIAL PROVISIONS.

Included in the sale are the following items: One double wide mobile home with garage, one 12x60 mobile home, warehouse, Wheel Horse lawn tractor, concrete steps, plumbing and electrical supplies, outbuildings, answer phone and weed eater.

Jay E. Nelson

Nancy Nelson — **SELLERS**

RR 2 - 3456 Timberlane Road
Cross Plains, Wisconsin 53528
Sellers' Address

Ronald Struble

Deann Struble — **BUYERS**

704 Tanglewood
Manchester, Iowa 52057
Buyers' Address

STATE OF ~~IOWA~~ WISCONSIN, DANE COUNTY, ss:

On this 14th day of September A.D. 19 90 before me, the undersigned, a Notary Public in and for said State, personally appeared Jay E. Nelson and Nancy Nelson, husband and wife,

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

Robert C. Nelson Notary Public in and for said State

My Commission expires 2/27/94

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

STATE OF IOWA, DELAWARE COUNTY, ss:

On this 8th day of October, A. D. 19 90, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Ronald Struble and Deann Struble, husband and wife,

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

Vonda Billhorn

Vonda Billhorn Notary Public in and for the State of Iowa

VONDA BILLHORN NOTARIAL SEAL IOWA

IOWA STATE BAR ASSOCIATION
Official Form No. 11 (Trade-Mark Registered, State of Iowa, 1967)
P-1842 This Printing: November 20, 1975

(Section 558.39, Code of Iowa)

PAYMENT SCHEDULE

SELLER:	Jay E. Nelson
BUYERS:	Ronald Struble and Deann Struble
DATED	May 1, 1990
PURCHASE PRICE:	$200,000.00

Down payment of $25,000.00, the balance of $175,000.00, plus interest shall be payable in monthly installments commencing June 1, 1990, and on the first day of each consecutive month thereafter as follows:

YEARS 1 THROUGH 10:

The interest rate shall be fixed at 9% per annum during the first ten years of this contract. The monthly payment of principal and interest for months 1 through 120 shall be $1,575.61.

YEARS 11 THROUGH 15:

The interest rate shall be adjusted to 10% per annum for the period of the 11th through 15th years of the contract. The monthly payment of principal and interest for months 121 through 180 shall be based on a 10 year amortization of the principal balance remaining unpaid on the first day of the 121st month, with interest at 10% per annum.

YEARS 16 THROUGH 20:

The interest rate shall be adjusted to 10.5% per annum for the period of the 16th through 20th years of this contract. The monthly payment of principal and interest for months 181 through 240 shall be based on a five year amortization of the principal balance remaining unpaid on the first day of the 181st month, with interest at 10.5% per annum.