IOWA STATE BAR ASSOCIATION
Official Form No. 116 (Trade-Mark Registered, State of Iowa, 1967)

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

AFFIDAVIT IN SUPPORT OF FORFEITURE OF REAL ESTATE CONTRACT

TO WHOM IT MAY CONCERN:

STATE OF IOWA }
COUNTY OF DELAWARE } ss:

The undersigned, first being duly sworn upon oath (or upon affirmation) deposes and states:

That the relationship of the undersigned to this transaction appears from the **Notice of Forfeiture of Real Estate Contract, hereto attached, together with return(s) of service thereof;** which Notice and return(s) are by this reference made a part of this affidavit as fully as if set forth herein; that by reason of such relationship the facts herein stated are within the personal knowledge of such affiant.

That the parties served, as shown by said returns, included all parties in possession of said real estate at the time of service of said notice.

●

That, as shown by such returns, more than 30 days have passed since the service of such Notice.

That the default(s) mentioned in said Notice (has) (have) not been removed nor performed nor paid in any amount by said vendee(s), nor by anyone; and that therefore the terms and conditions as to which there is and has been a default have not been performed within the 30 days mentioned in said Notice, nor at any time by anyone; nor has any sum been offered or tendered by said vendees or anyone; that vendor(s) have (has) retaken possession of said real estate following the expiration of said 30 day period.

That the Real Estate Contract mentioned in said Notice specifically provides for the forfeiture of the vendee(s') rights in such contract in accordance with Code Chapter 656.

That none of the parties upon whom such Notice of Forfeiture was so served, was at the time of the service of said Notice upon them, or at the time of making this affidavit, in the military service or with the Armed Forces of the United States of America, or are they or any of them in any way entitled to any rights under the Soldiers' and Sailors' Civil Relief Act or similar act or acts amendatory thereof or supplementary thereto.

That this affidavit is made as supporting proof, record and notice, that the contract referred to in said Notice of Forfeiture is now null and void, stands forfeited and cancelled and is of no force and effect whatsoever.

E. Michael Carr
E. Michael Carr — Affiant

DIANNE K. FOUST
NOTARIAL SEAL

Subscribed in my presence and sworn to (or affirmed) before me by the said Affiant this 13 day of May 19 91

Dianne K. Foust

Dianne K. Foust ..... Notary Public in and for The State of Iowa.

● The space as indicated above, is reserved to conveniently "tailor" for special situations and to set forth facts to sustain notice by publication or for both of such purposes. See Section 656.3; R.C.P. 60, 60.1 and 62. Suggested: That Personal Service could not and cannot be made upon _____ and _____ in the State of Iowa; that on the _____ day of _____, 19____, a copy of said Notice was sent by ordinary mail addressed to said (party) (parties) at their last known mailing address, to-wit: _____

Code Chapter 656

RECORDER'S CERTIFICATE

STATE OF IOWA, COUNTY OF Delaware, ss:

The undersigned Recorder in and for said County in the State aforesaid, hereby certifies that the foregoing affidavit together with Notice and returns thereto attached was filed in the said Recorder's Office by the party or parties causing said Notice to be served as shown by the Notice, on the 13 day of May, 19 91.

Joan Sheppard
Joan Sheppard — Recorder

FILE No. 94-2663
RECORDING FEE $ 10.00
TRANSFER FEE $

FILED FOR RECORD THE 13 DAY OF May 19 91 AT 2:59 O'CLOCK P. M. BOOK 16 PAGE 325

STATE OF IOWA, DELAWARE COUNTY
Joan Sheppard, Recorder
Aff.

49-234

IOWA STATE BAR ASSOCIATION
(Trade-Mark Registered, State of Iowa, 1967)

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

NOTICE OF FORFEITURE OF REAL ESTATE CONTRACT

TO: Michael Bessey
Palm Tree Inn
2506 S. Ocean Blvd.
Myrtle Beach, SC 29577

You and each of you are hereby notified:

(1) The terms of the written contract dated July 28, 1989, and executed by Randy Thurn and Sindee Thurn, husband and wife,

as Vendors, and Michael Bessey

, as Vendees,

for the sale of the following described real estate:
Lots Nine Hundred (900), Nine Hundred Thirty Seven (937) Nine Hundred Thirty Eight (938) and the south One Hundred Seventy Five (175.0) feet of Lot Nine Hundred Thirty Nine (939) Manchester, Iowa according to plat recorded in Book I L.D. pages 284-285

has not been complied within the following specific particulars:

(a) Payments in amounts of $100.00 each due on Dec. 1, 1990, Jan. 1, 1991, Feb. 1, 1991, ~~(b)~~ Mar. 1, 1991 & Apr. 1, 1991 have not been paid	500.00
(b) ~~(c)~~ Real estate taxes becoming delinquent on Oct. 1, 1990 & Apr. 1, 1991 in the amount of $224.00. ~~(d)~~ have not been paid plus penalty.	224.00
(c) Evidence of premises being insured has not been submitted to sellers by buyer	
Total	724.00

(2) The contract shall stand forfeited unless the parties in default, within 30 days after the completed service of this notice, shall perform the terms and conditions in default, and in addition pay the reasonable costs of serving this notice.

(3) The amount of attorney fees claimed by the Vendors pursuant to Section 656.7, The Code is $ 50.00 (not to exceed $50.00). Payment of the attorney fees is not required to comply with this notice in order to prevent forfeiture.

RANDY THURN AND SINDEE THURN
Vendors (or Successors in Interest)

By E. Michael Carr Their Attorney—
Address: 117 S. Franklin St., Box 333
Manchester, IA 52057

Chapter 656, The Code

ACKNOWLEDGEMENT OF SERVICE

The undersigned hereby acknowledge due, timely and legal service of this notice, and acknowledge receipt of a copy at the time and place set opposite their respective names.

	Date of Service	Place of Service
Michael R Bessey	4/8/91	Manchester, Iowa

©The Iowa State Bar Association

RETURN OF SERVICE — Personal

STATE of _____ ,

ss.

County of _____

The undersigned first being duly sworn, upon oath deposes and states that he served the notice on the reverse side on each of the persons to whom the notice is addressed, and named below, by delivering a copy of the notice to each of the persons at the time and place set opposite their respective names:

Persons Served	Day	Month	Year	City, Town or Township	County	State

_____

Subscribed in my presence and sworn to before me by the affiant _____, 19____.

_____

_____ , Notary Public in the above State.

FEES

Service . . . . . $ _____

Copies . . . . . $ _____

Mileage . . . . . $ _____

Total . . . . . $ _____

94-2663

DELAWARE COUNTY IOWA
FILED
'91 MAY 13 PM 2 59
BOOK 16 PAGE 325
RECORDER
$10.00

Return: Carr Law Office

RETURN OF SERVICE — Leaving Copy

STATE OF _____ ,

ss.

County of _____

The undersigned, being first duly sworn, upon oath deposes and states that on _____

19____, he served the notice on the reverse side on _____

at his _____ dwelling house or usual place of abode in the City, Town or Township of _____

in _____ County, ____ , and which place was not a rooming house, hotel, club or

apartment building, by there delivering a copy of the notice to _____

_____

a person residing there who was then at least eighteen years old.

_____

Subscribed in my presence and sworn to before me by the affiant _____ , 19____.

_____

_____ ,Notary Public in the above State.