THE IOWA STATE BAR ASSOCIATION
OFFICIAL FORM NO. 142

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

REAL ESTATE CONTRACT-INSTALLMENTS

IT IS AGREED this 9 day of March, 19 92, by and between HAROLD H. STEFFEN and MARCELLA E. STEFFEN, husband and wife,

of the County Delaware, State of Iowa, Sellers; and VIRGINIA DRUMMY

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:

The Northeast Quarter (NE¼), and all that part of the North one-half (N½) of the Northwest Quarter (NW¼) lying East of the Railroad, in Section Twenty Four (24), Township Eighty Seven (87) North, Range Six (6), West of the Fifth P.M., except that part thereof conveyed to the State of Iowa by Warranty Deed recorded in Book 95 L.D., Page 339.

Thomas A. Drummy
RR 1 Box 167
Ryan, IA 52330 call 932-2596 or 932-2115

'92 MAR 13 AM 9 20
FILED
BOOK 129 PAGE 133
RECORDER $15.00
DELAWARE COUNTY IOWA

169-2534

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 is attached 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 $ 280,000.00 due and payable at residence of Sellers or as directed by Sellers in Delaware County, Iowa, as follows:

(a) **DOWN PAYMENT** of $ 60,000.00 **RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED:** and

(b) **BALANCE OF PURCHASE PRICE.** $ 220,000.00, as follows $ 40,000.00 principal plus accrued interest at 7% per annum on $220,000.00 from March 9, 1992, closing, shall be paid January 4, 1993. On each January 4th thereafter, Buyer shall pay a minimum of $12,000.00 and a maximum of $35,000.00 principal plus accrued interest at 7% per annum on the unpaid balance until all sums due hereunder are paid in full. All sums due under this contract shall be paid in full on or before January 4, 2008.

See paragraph 23 for additional provisions which are incorporated herein by reference the same as if set forth herein in full verbatim.

2. POSSESSION. Buyers, concurrently with due performance on their part shall be entitled to possession of said premises on the 9th day of March, 19 92/subject to additional provisions in paragraph 23, 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

3. TAXES. Sellers shall pay 9/12ths of the general property taxes for the 1991 fiscal year (7/1/91 to 6/30/92) payable in September, 1992, and March, 1992,

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 currently payable unless the parties state otherwise.** Taxes shall be settled for at 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 are a lien thereon as of the date hereof or which are assessed for improvements completed prior to the date hereof.~~

(b) Which are a lien thereon as of February 13, 1992 (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 75 % 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 therefore 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.

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 illegal purpose.

For Abstracting see Book 130 Page 120
R. Williams 3/20/92

FILE No. 169-2534	FILED FOR RECORD THE 13 DAY OF	STATE OF IOWA, DELAWARE COUNTY
RECORDING FEE $ 15.00	March, 1992 AT 9:20	Jane A. Lloyd, Recorder
TRANSFER FEE $	O'CLOCK A. M. BOOK 129 PAGE 133	LD

8. LIENS. No mechanics' lien shall be imposed upon or foreclosed against the real estate described herein.

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.

11. SELLERS. Spouse, if not titleholder immediately preceding this sale, shall be presumed to have executed this instrument only for the purpose of relinquishing all rights of dower, homestead and distributive share and/or in compliance with section 561.13 Code of Iowa; and the use of the word "Sellers" in the printed portion of this contract, without more, shall not rebut such presumption, nor in any way enlarge 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) _____
(Mineral reservations of record?)

(h) _____
(Liens?) (Easements not recorded?) (Interests of other parties?) (Lessees?)

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 General 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 accepted by Sellers on the 13th day of February, 19 92. 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. If any personal property is a part of this agreement, then upon due performance by Buyers, Sellers shall execute 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 19 92-93, and all taxes thereon payable prior thereto.

15. APPROVAL OF ABSTRACT. Buyers have _____ examined the abstract of title to this property and such abstract is not 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 AND REDEMPTION. In addition to any and all other legal and equitable remedies which Sellers may have, at their option, Sellers may elect to declare the entire balance owing hereunder immediately due and payable after such notice, if any, as may be required by Chapter 654, the Code. Thereafter this contract may be foreclosed in equity and the court may appoint a receiver to take immediate possession of the property and of the revenues and income accruing therefrom and to rent or cultivate the same as the receiver may deem best for the interests of all parties concerned, and such receiver shall be liable to account only for the net income remaining after payment of taxes, insurance premiums, receiver's fees, costs and expenses of management and foreclosure and upon the contract balance.

It is agreed that if this contract covers less than ten (10) acres of land and in the event of the foreclosure of this contract and sale of the property by sheriff's sale in such foreclosure proceedings, the time of redemption from said sale provided by the statutes of the State of Iowa shall be reduced to six (6) months provided the Sellers, in such action, file an election to waive any deficiency judgment against Buyers which may arise out of the foreclosure proceedings, all to be consistent with the provisions of Chapter 628 of the Iowa Code. If the redemption period is so reduced, for the first (1st) six (6) months after sale such right of redemption shall be exclusive to the Buyers and the time periods in Sections 628.5, 628.15 and 628.16 of the Iowa Code shall be reduced to one (1) month.

It is further agreed that the period of redemption after foreclosure of this contract shall be reduced to one (1) month after such sale, and such sale shall be final, if the real estate is less than ten (10) acres in size; (2) the Court finds affirmatively that the said real estate has been abandoned by the owners and occupants persons having liens on said real estate at the time of such foreclosure; and (3) Sellers, in such action, do not waive any deficiency judgment against Buyers or their successor in interest by reason of the foregoing. In order to reduce Buyers' or their successors' interest in the above real estate to ownership, Sellers shall have the right to apply for the appointment of a receiver at any time after default, and such sale, and the time provided for redemption of creditors as provided in Sections 628.5, 628.15 and 628.16 of the Iowa Code shall be reduced to forty (40) days. Entry of appearance by, default or decree in favor of Sellers shall be presumptive evidence of abandonment on behalf of Buyers, and the presumption that the property is not abandoned. Any such redemption period shall be consistent with all of the provisions of Chapter 628 of the Iowa Code. This paragraph shall not be construed to limit or otherwise affect any other redemption provisions contained in Chapter 628 of the Iowa Code.

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. In case of the assignment of this Contract by either of the parties, prompt notice shall be given to the other parties, who shall at the time of such notice be furnished with a duplicate of such assignment by such assignors. 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.

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. See Exhibit A attached hereto which is incorporated herein by reference the same as if set forth herein in full verbatim.

24. William J. Drummy signs this document for the sole purpose of waiving his homestead rights in and to the above-described premises.

Harold H. Steffen 3-9-92
Harold H. Steffen

Marcella E. Steffen 3-9-92
Marcella E. Steffen — SELLERS

RFD 2
Ryan, Iowa 52330
Sellers' Address

Virginia Drummy 3-11-92
Virginia Drummy

William J. Drummy
William J. Drummy — BUYERS

RFD
Ryan, Iowa 52330
Buyers' Address

STATE OF IOWA, Jones COUNTY, ss:

On this 9 day of March A.D. 19 92 before me, the undersigned, a Notary Public in and for said State, personally appeared HAROLD H. STEFFEN and MARCELLA E. STEFFEN, 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.

NOTARIAL SEAL IOWA
DAVID M. REMLEY
MY COMMISSION EXPIRES
Feb 19, 1995

David M. Remley
Notary Public in and for said State

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

STATE OF ~~IOWA~~ TEXAS, _____ COUNTY, ss:

On this 11 day of March, A.D. 19 92, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared VIRGINIA DRUMMY and WILLIAM J. DRUMMY, to me known to be the person named in and who executed the foregoing instrument, and acknowledged that ~~(he)~~ they ~~(she)~~ executed the same as ~~(his)~~ their voluntary act and deed.

NELL G. FISHER
Notary Public
STATE OF TEXAS
My Comm Exp. Jan 21 1996

Nell G. Fisher
_____, Notary Public in and for said State.

EXHIBIT A

23. SPECIAL PROVISIONS.

(A) If Buyer pays more than $12,000.00 principal in any year from and including 1994, and is unable to make the minimum principal payment of $12,000.00 in any subsequent year, Buyer shall not be in default provided that the aggregate prepayments of principal to date equal or exceed the aggregate principal that would have been due if only $12,000.00 principal had been paid each year from 1994 on. Buyer shall be required to make annual interest payments in a timely manner.

(B) Notwithstanding the provisions of paragraph 2, Sellers may continue to occupy all outbuildings rent-free until April 1, 1992. The outbuildings shall be vacated on or before April 1, 1992. Sellers may continue to occupy the house and garage rent-free until September 1, 1992. The house and garage shall be vacated on or before September 1, 1992. Sellers agree to permit Buyer or her agent to show the house to prospective renters or purchasers after March 9, 1992, upon reasonable advance notice.

(C) Buyer may remove or demolish any of the buildings at any time after January 4, 1993, and Sellers agree to give Buyer a Warranty Deed to up to ten acres including the site of the buildings at such time as Buyer requests. In such event, Buyer shall pay for any survey and abstracting and shall have the Deed prepared at their expense. Sellers may at their option require that Buyer pay any portion or all of the net sale proceeds to Sellers to be credited on the contract as an additional principal payment. This option, if exercised, must be exercised no later than the date on which Sellers deliver the Warranty Deed to Buyer for the tract of up to ten acres.

(D) Notwithstanding the provisions of paragraph 17 of this contract, this contract shall be a No-Recourse contract and Sellers' sole remedy in the event of Buyer's default shall be forfeiture of the contract.

(E) Buyer accepts the land, all improvements and mechanical systems "as is".

(F) This sale includes all improvements on the premises including but not limited to the Conrad grain bin which Sellers are purchasing from their son, Carl Steffens, and hog waterers and cattle waterers.

X Virginia Drummy 3-11-92
Virginia Drummy

BUYER

Harold H. Steffen 3-9-92
Harold H. Steffen

Marcella E. Steffen 3-9-92
Marcella E. Steffen

SELLERS

I UNDERSTAND THAT HOMESTEAD PROPERTY IS IN MANY CASES PROTECTED FROM THE CLAIMS OF CREDITORS AND EXEMPT FROM JUDICIAL SALE; AND THAT BY SIGNING THIS CONTRACT, I VOLUNTARILY GIVE UP MY RIGHT TO THIS PROTECTION FOR THIS PROPERTY WITH RESPECT TO CLAIMS BASED UPON THIS CONTRACT.

William J. Drummy signs this document for the sole purpose of waiving his homestead rights in and to the above-described premises.

Dated: 3-11-92, 1992

X Virginia Drummy
Virginia Drummy

Dated: 3-11, 1992

William J. Drummy