THE IOWA STATE BAR ASSOCIATION
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131-3170
DELAWARE COUNTY IOWA
FILED
'95 JUN 1 PM 07
BOOK 135 PAGE 48
DEBORAH L. PEYTON
DELAWARE CO. RECORDER
$16.00

Thomas G. McAllister
& Wife
To
Eastern Iowa Pork
Inc.

Eastern Iowa Pork
RR 1
Earlville, IA

SPACE ABOVE THIS LINE FOR RECORDER

REAL ESTATE CONTRACT (SHORT FORM)

IT IS AGREED between Thomas G. McAllister and Marlene L. McAllister, husband and wife ("Sellers"); and Eastern Iowa Pork, Inc., an Iowa Corporation ("Buyers").

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

Parcel "A", Part of the Frac. Northeast Quarter of the Northeast Quarter (Frl. NE¼-NE¼) and part of the Southeast Quarter of the Northeast Quarter (SE¼-NE¼) of Section 2, Township 88 North, Range 4 West of the Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 7 Plats, Page 134, subject to easements of record.

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; interest of others.)

none

(the "Real Estate"), upon the following terms:

1. **PRICE.** The total purchase price for the Real Estate is Forty Thousand and no/100 ------------------ Dollars ($ 40,000.00) of which Five Thousand and no/100 ---------------------------- Dollars ($ 5,000.00) has been paid. Buyers shall pay the balance to Sellers at Sellers' residence, or as directed by Sellers, as follows: balance of $35,000.00 to be paid as follows: $5,000.00 on February 10, 1995, and $5,000.00 the 1st day of each and every month thereafter, until the entire balance is paid in full, with the next payment to be made on March 1, 1995, and each 1st of the month thereafter, with the balance due on or before August 1, 1995.

There shall be no interest on this contract.

2. **INTEREST.** [illegible] on the unpaid balance, at [illegible] per annum on all delinquent amounts and any sum reason[illegible] the date of the delinquency or advance.

3. **REAL ESTATE TAXES.** Sellers shall pay the 1994-1995 taxes when due

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.

4. SPECIAL ASSESSMENTS. [illegible]

5. **POSSESSION.** Sellers shall give Buyers possession of the Real Estate on August 1, 1995, provided Buyers are not in default under this contract.

6. INSURANCE. [illegible] shall provide Sellers with evidence of such insurance.

FILE No. 131-3170	FILED FOR RECORD THE 1 DAY OF June, 1995 AT 4:07	STATE OF IOWA, DELAWARE COUNTY
RECORDING FEE $ 16.00	O'CLOCK P M. BOOK 135 PAGE 48	Deborah L. Peyton, Recorder
TRANSFER FEE $		LD

7. **ABSTRACT AND TITLE.** Sellers, at their expense, shall promptly obtain an abstract of title to the Real Estate continued through May 19, 1995, and deliver it to Buyers for examination. It shall show merchantable title in Sellers in or conformity with this contract, 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 is now a part of the Real Estate including fixtures, shades, screens, storm windows, storm doors, awnings, water heaters, water softeners, automatic heating equipment, air conditioning equipment, wall to wall carpeting, linoleum, television antennas and rotors, and all landscaping shall be considered a part of the Real Estate and included in the sale.

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 term 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 Warranty deed, free and clear of all liens, restrictions, and encumbrances except as provided herein. Any general warranties of title shall extend only to 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, Sellers may, at Sellers' option, forfeit Buyers' rights in this contract as provided in the Iowa Code, and all payments made by Buyers shall be forfeited. If Buyers fail to timely perform this contract, Sellers, at their option, may elect to declare the entire balance 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 interest of all parties concerned, and such receiver shall be liable to account to Buyers only for the net profits, after application of rents, issues and profits from the costs and expenses of the receivership and foreclosure and upon the contract obligation.

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 one year for 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 three (3) 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 four (4) months.

It is further agreed that the period of redemption after a foreclosure of this contract shall be reduced to sixty (60) days if all of the three following contingencies develop: (1) 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 those persons personally liable under this contract at the time of such foreclosure; and (3) Sellers in such action file an election to waive any deficiency judgment against Buyers or their successor in interest in such action. If the redemption period is so reduced, Buyers or their successors in interest or the owner shall have the exclusive right to redeem for the first thirty (30) days after such sale, and the time provided for redemption by 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 pleading or docket entry by or on behalf of Buyers shall be 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.

b. If Sellers fail to timely perform their obligations under this contract, Buyers shall have the right to terminate this contract and 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 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 shares or in compliance with Section 561.13 of the Iowa 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, 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.**

This contract supersedes previous oral and written offers.

Dated: May 26, 1995

EASTERN IOWA PORK, INC.

By: Eileen Keuter
Eileen Keuter, President BUYERS

Thomas G. McAllister

Marlene L. McAllister SELLERS

STATE OF IOWA, COUNTY OF DUBUQUE, ss:

On this 26th day of May, 1995, before me, the undersigned, a Notary Public in and for said State, personally appeared Thomas G. McAllister and Marlene L. McAllister, husband and wife, Sellers

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.

JAMES E. LAXSON
Notary Public in and for said State.

JAMES E. LAXSON
My Commission Expires
3/11/1996

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

STATE OF IOWA, DELAWARE COUNTY, ss:

On this 26th day of May, 19 95, before me, the undersigned,

a Notary Public in and for the State of Iowa, personally appeared Eileen Keuter and

, to me personally known, who being by me

duly sworn, did say that ~~they are~~ she is the President and

respectively, of the corporation executing the within and foregoing instrument **to which this is attached,** that (no seal has been procured by the) ~~(the seal affixed thereto is the seal of the~~ corporation; that said instrument was signed ~~and sealed~~ on behalf of the corporation by authority of its Board of Directors; and that Eileen Keuter

~~and~~ as officers acknowledged the execution of the foregoing instrument to be the voluntary act and deed of the corporation, by it and by ~~them~~ her voluntarily executed.

JAMES E. LAXSON, Notary Public in and for said State.

JAMES E. LAXSON
COMMISSION EXPIRES
3/1/1998

(Sections 558.38 and 558.39, Code of Iowa)

IOWA STATE BAR ASSOCIATION
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This Printing May, 1986

Acknowledgment: For use in the case of corporations