THE IOWA STATE BAR ASSOCIATION
Official Form No. 116

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.

46-214

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) has (have) 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(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.

Thomas J. Hanson — Affiant

Subscribed in my presence and sworn to (or affirmed) before me by the said Affiant this 20th day of June, 1995.

Vonda Billhorn

Vonda Billhorn 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: _____

Iowa 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 20 day of June, 19 95.

Deborah L. Peyton
DEBORAH L. PEYTON — Recorder

FILE No. 136-30
RECORDING FEE $ 11.00
TRANSFER FEE $ _____

FILED FOR RECORD THE 20 DAY OF June, 1995 AT 4:19 O'CLOCK P M. BOOK 18 PAGE 155

STATE OF IOWA, DELAWARE COUNTY
Deborah L. Peyton, Recorder
Aff.

THE IOWA STATE BAR ASSOCIATION
Official Form No. 115

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

NOTICE OF FORFEITURE OF REAL ESTATE CONTRACT

RECEIVED
SHERIFF'S OFFICE
DELAWARE COUNTY, IA
DATE 5/15/95 TIME 3:15 PM

TO: Gary Dittrick
401 South Third Street
Manchester, Iowa 52057

You and each of you are hereby notified:

(1) The written contract dated November 20, , 19 86 , and executed by John G. Tegeler and Margaret M. Tegeler, husband and wife, as Vendors, and Cindy Robinson , as Vendees, for the sale of the following described real estate:

The East one-third (E 1/3) of Lot One Hundred Thirty Nine (139), Manchester, Iowa, according to plat recorded in Book I, L.D., Page 284, subject to easements of record.

has not been complied with in the following particulars:

(a)	You have failed to make monthly payments in the amount of $344.86 per month for the months of December, 1994, and January, February, March and April of 1995.	1,724.30
(b)	You have failed to pay real estates when due. Total taxes and interest paid by Vendor	1,354.00
(c)	You have allowed a Mechanics Lien to be filed against the premises by Helle Urethane Insulation & Roofing	1,200.00
	TOTAL	$4,278.30

(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 of the Code of Iowa 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.

Margaret M. Tegeler
Vendors (or Successors in Interest)

By Thomas J. Hanson Their Attorney

Address: 401 East Main Street
Manchester, Iowa 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

MEMO AND AFFIDAVIT OF SERVICE

STATE OF IOWA,

County of Delaware } ss.

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

Name	Month	Day	Year	City, Town or Township	County	State
Gary Dittrick	05	16	95	Manchester	Delaware	Iowa

John LeClere 28-5

John LeClere, Deputy 28-5

Subscribed in my presence and sworn to before me by said affiant this 17th day of May, 19 95.

Pat Becker

Pat Becker, Notary Public in and for said County and State

PAT BECKER NOTARIAL SEAL IOWA

FEES:
Service: $10.00
Mileage: 1.00
TOTAL: $11.00

PAID Date 5/19/95 Ck. No. 4915

136-30
DELAWARE COUNTY IOWA
FILED
'95 JUN 20 PM 4 19
BOOK 18 PAGE 155
DEBORAH L. PEYTON
DELAWARE CO. RECORDER
$11.00

Thomas J. Hanson

To

Whom It May Concern

Hanson & Werger