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

## BUSINESS AND PERSONAL PROPERTY PURCHASE AGREEMENT

IT IS AGREED this 17th day of October, 19 95, by and between Dennis Larsen and Beverly Larsen, husband and wife

of the County Dubuque, State of Iowa, Sellers; and Sean K. Dailey, a single person

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 East one-half (E½) of the West two-thirds (W 2/3) of Lot One Hundred Thirty Eight (138), Manchester, Iowa, according to plat recorded in Book I, L.D., Page 284-285

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 $ 67,500.00 due and payable at 11916 Irene Lane, Dubuque, Dubuque County, Iowa, as follows:

(a) **DOWN PAYMENT** of $ 8,000.00 **RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED:** and

(b) **BALANCE OF PURCHASE PRICE.** $ 59,500.00, as follows $ 900.00 on or before the 17th day of November, 1995 and $900.00 on or before the 17th day of each month thereafter until all sums due and owing under this Contract are paid in full; said $900.00 payment includes interest at the rate of 9% per annum; Buyer is given the right to prepay any principal and interest in advance at any time at Buyer's sole discretion; said payments will bear a penalty of 5% of the payment if the payment is ten (10) days or more delinquent from the date same is due.

The total contract price of $67,500.00 includes $15,000.00 for personal property. The total amount paid for real property is $ 52,500.00. (Personal Property stated on Bill of Sale in Book 13, Page 240)

2. **POSSESSION.** Buyers, concurrently with due performance on their part shall be entitled to possession of said premises on the 17th day of October, 19 95; 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 taxes pro-rated to date of possession, October 17, 1995.

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.** (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 for the year(s) _____ and all assessments levied and pending for prior years.~~

(b) Which are a lien thereon as of October 17, 1995 (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 0 % 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.

FILE No. 165-1125
RECORDING FEE $ 21.00
TRANSFER FEE $

FILED FOR RECORD THE 18 DAY OF October, 19 95 AT 9:30 O'CLOCK A M. BOOK 54 PAGE 354

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

**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 _____ 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 _____ day of _____, 19_____. 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_____, 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 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.** 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 files 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.

**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 attached Exhibit "A" which is incorporated herein by this reference

Dennis Larsen

Beverly Larsen — **SELLERS**

11916 Irene Lane

Dubuque, Iowa 52001 — **Sellers' Address**

Sean K. Dailey — **BUYERS**

108½ East Fayette

Manchester, Iowa 52057 — **Buyers' Address**

STATE OF IOWA, DELAWARE COUNTY, ss:

On this 17th day of October A.D. 19 95 before me, the undersigned, a Notary Public in and for said State, personally appeared Dennis Larsen and Beverly Larsen, husband and wife, and Sean K. Dailey, a single person

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

JILL A. MACK
MY COMMISSION EXPIRES
10-22-97

Jill A. Mack
Notary Public in and for said State

EXHIBIT "A"

23. SPECIAL PROVISIONS;

1. PERSONAL PROPERTY AND INVENTORY - Sellers agree to sell to Buyer and Buyer agrees to buy all fixtures, equipment, and inventory located at the real estate described herein, and all miscellaneous equipment, personal property, fixtures and inventory located upon the real estate. Sellers shall deliver to Buyer on or before the date of possession, a Bill of Sale conveying their interest in and to all fixtures, equipment, personal property and inventory located on the premises.

2. BULK SALES COMPLIANCE - On or before the date of final payment under this Contract, Sellers shall furnish to Buyer a sworn list of all Sellers' creditors as required by Section 554.6104 of the Iowa Uniform Commercial Code. Such list shall contain the names and business addresses of all creditors of the Sellers, with the amounts due to each, when known, and also the names and addresses of all persons who are known to the Sellers to assert claims against the Sellers, even though such claims are disputed. Buyer shall then give appropriate notice to all such creditors at least ten (10) days prior to the settlement date, and shall pay or interplead the funds for any unsatisfied claims from the payment otherwise due Sellers under this Agreement, all as provided by Section 554.6106 of the Iowa Uniform Commercial Code. Sellers agree to fully cooperate with Buyer in providing such additional information as may be necessary to comply with the Bulk Sales Law. Sellers shall be responsible for all accounts payable existing on October 17, 1995, and any additional accounts payable incurred by them subsequent thereto.

3. REPRESENTATIONS OF SELLERS - Sellers represent and warrant that Sellers are duly qualified under the laws of the State of Iowa to carry on its business as now owned and conducted within Manchester, Iowa. Sellers have good and merchantable title to all assets set forth herein. All such assets are free and clear of all restrictions on transfer or assignment and of all encumbrances. Sellers have complied with and are not in violation of, all applicable federal, state and local statutes, laws and regulations affecting Sellers properties or the operation of Sellers' business.

4. HAZARDOUS WASTE AND MATERIAL INDEMNIFICATION - Sellers agree to indemnify and hold harmless Buyer and his successors and assigns, each jointly and severally, from any claims, damages, costs, expenses, liabilities (including without limitation, reasonable attorney fees) arising from or in connection with any hazardous material or hazardous wastes emitted from, released in, or otherwise entering or deriving from the premises after the date Buyer

EXHIBIT "A"

takes possession of the premises under this Agreement. Sellers agree to indemnify and hold Buyer harmless from any and all liability, fines, penalties, claims, demands, loss or lawsuits brought by any third party of governmental agency under any theory of law against Buyer seeking to hold Buyer liable for any investigation, response or clean-up costs, penalties, or damages, whether personal, property, or environmental, for any contamination by Sellers, its agents, employees, or invitees of any property or ground-water thereunder or adjacent property or arising out of or in any respect aggravated or altered by Sellers' operations.

5. MODIFICATION AND BINDING AFFECT - No alteration or other modification of this Agreement shall be effective unless such modification shall be in writing and signed by the parties. This Agreement shall be binding upon and shall inure to the benefit of the parties and their successors and assigns.

IN WITNESS WHEREOF the parties have executed this Agreement at Manchester, Delaware County, Iowa, the day and year first above written.

Dennis Larsen

Sean K. Dailey

Beverly Larsen

SELLERS

BUYER

165-1125
DELAWARE COUNTY IOWA
FILED
'95 OCT 18 AM 9 30
BOOK 54 PAGE 354
RECORDER
$21.00

Dennis Larsen & Wife
To
Sean K. Dailey

F & M/IA Realty