Date November 9, 1995

Place Dubuque, Iowa

ASSIGNMENT OF REAL ESTATE CONTRACT

In order to induce the E.C.I.A. BUSINESS GROWTH INC., an Iowa corporation, Dubuque, Iowa, to make a loan to the undersigned and in order to provide security, in part, therefore, the undersigned borrowers do hereby assign all of their right, title and interest in and to a certain Real Estate Contract, described below, to said Bank.

That certain Real Estate Contract dated May 31, 1995, wherein STEPHEN D. MOZINGO AND JANICE A. MOZINGO, husband and wife, as joint tenants with full rights of survivorship, and not as tenants in common, are the contract vendee(s), and DAVID D. COLE AND MARGARET L. COLE, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common, are contract vendor(s) in the amount of $ 175,000.00 recorded in the County Recorder's Office of Delaware County, City of Manchester, Iowa, on May 31, 1995, in Book 135, on Page 40, covering the following described realty, to-wit:

SEE ATTACHED LEGAL DESCRIPTION - Exhibit "A"

It is distinctly understood, however, that this assignment imposes no liability on the assignees thereof, unless and until said Bank, Assignee, undertakes to assume the rights, liabilities, and obligations under said Real Estate Contract, by written notice, given by it to the contract vendor or contract vendee.

Assignors further stipulate that no previous assignment has been made, that all terms of purchase contract have been or will be fulfilled and agree further that no additional assignment will be made of the realty specified under the aforementioned contract.

Assignors agree that upon fulfilling the terms of the purchase of sale contract and acquiring a deed thereto, they will execute a real estate mortgage to assignee as additional collateral security for payment of a Note dated November 9, 1995.

For Release, See Book 137
Page 449 4/4/97

Stephen D. Mozingo

Janice A. Mozingo

FILE No. 172-1405
RECORDING FEE $ 16.00
TRANSFER FEE $

FILED FOR RECORD THE 13 DAY OF November, 19 95 AT 3:26 O'CLOCK P M. BOOK 135 PAGE 292

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

STATE OF IOWA)
) ss.
DUBUQUE COUNTY)

On this 9 day of November, 1995, before me, the undersigned, a Notary Public in and for said County and State, personally appeared STEPHEN D. MOZINGO and JANICE A. MOZINGO, husband and wife, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

Leo A. McCarthy
Notary Public in and for said State

LEO A. MC CARTHY
MY COMMISSION EXPIRES
AUGUST 26, 1997

COLE/MOZINGO CONTRACT

LEGAL DESCRIPTION - EXHIBIT "A"

That part of the Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4) of Section Twenty (20), Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M., described as commencing at the point of intersection of the South line of said Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4) with the center line of the public highway, and running thence North along the center line of said highway three hundred fifteen and three-tenths (315.3) feet, thence East two hundred ten and two-tenths (210.2) feet, thence South three hundred fifteen and three-tenths (315.3) feet, thence West two hundred ten and two-tenths (210.2) feet to the point of beginning, except that part described as commencing at the Northeast corner of the Southeast Quarter (SE1/4) of said Section Twenty (20), thence South 90° 00′ 00" West one thousand eight hundred sixty eight and thirty eight hundredths (1868.38) feet along the North line of said Southeast Quarter (SE1/4), thence South 01° 45′ 25" West one thousand and sixteen hundredths (1000.16) feet along the centerline of County Road D13 and Iowa Highway No. 13, thence South 90° 00′ 00" East fifty four (54) feet to the point of beginning, thence south 90° 00′ 00" East One hundred fifty six and seventy one hundredths (156.71) feet, thence South 01° 50′ 57" West sixty six and thirty eight hundredths (66.38) feet, thence North 90° 00′ 00" West one hundred fifty six and six-tenths (156.6) feet, thence North 01° 45′ 25" East sixty six and thirty eight hundredths (66.38) feet to the point of beginning. The North line of the Southeast Quarter (SE1/4) of said Section Twenty (20) is assumed to bear South 90° 00′ 00" West.

172-1405
DELAWARE COUNTY IOWA
FILED

'95 NOV 13 PM 3 26

BOOK 135 PAGE 292
RECORDER
$16.00

Stephen D. Mozingo, Etal

To

E.C.I.A. Business Growth Inc.

Leo McCarthy
Reynolds & Kenline
Suite 222 Fischer
Dubuque, IA 52001