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DELAWARE COUNTY IOWA
FILED

19 194

DEBORAH L. PEYTON
RECORDER

11.00

Thomas J. Hanson 401 East Main Street Manchester 927-5920

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.

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 W. Porter
Thomas W. Porter Affiant

Subscribed in my presence and sworn to (or affirmed) before me by the said Affiant this 20th day of March, 19 98.

Vonda Billhorn
Vonda Billhorn Notary Public in and for The State of Iowa.

VONDA BILLHORN NOTARIAL SEAL

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 23 day of MARCH, 19 98.

Deborah L. Peyton
DEBORAH L. PEYTON Recorder

DATE 3-23-98 BOOK 19 PAGE 194

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This Printing November, 1990

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

TO: Michael Palmersheim
1360 - 220th Street
Manchester, Iowa 52057

You and each of you are hereby notified:

(1) The written contract dated March 15, 19 96, and executed by Thomas W. Porter and Sheril Fenton as Vendors, and Michael Palmersheim, as Vendees, for the sale of the following described real estate:

The North 321.0 feet of the East 325.0 feet of the West 760.0 feet, and the South 65.0 feet of the North 386.0 feet of the East 80.0 feet of the West 760.0 feet of the Northwest fractional Quarter of Section 3, Township 88 North, Range 6, West of the 5th P.M.

has not been complied with in the following particulars:

(a)	You have failed to make monthly payments in the amount	
(b)	of $390.52 due June 1, 1997, July 1, 1997 and August 1, 1997	1,171.56
(c)		
(d)		
	Total	1,171.56

(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.

Thomas W. Porter
Sheril Fenton
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
Michael Palmersheim	2-25-96	

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