E. MICHAEL CARR, ATTY. P.O. BOX 333
MANCHESTER, IA 52057 319-927-4164

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# ASSIGNMENT OF REAL ESTATE CONTRACT

Jerry L. Nichols and Joan A. Nichols, husband and wife hereinafter Nichols and Leland Wilson and Diana Wilson, husband and wife hereinafter Wilsons agree as follows:

1. Nichols herewith assign all of their right, title and interest in and to a certain real estate contract recorded August 16, 1996 in Book 137 page 86 in Delaware County, IA unto Wilsons, i.e. Leland Wilson and Diana Wilson as joint tenants with full rights of survivorship and not as tenants in common.

2. That the consideration for the assignment to be paid by Wilsons to Nichols is $17,402.00 same to be paid in cash forthwith upon the effective date of this assignment.

3. That the effective date of this assignment is April 18, 1998.

4. That contemporaneously with this assignment Nichols agree to execute a warranty deed to Wilsons.

5. That Nichols represent that they have a merchantable title to the real estate which is described in the contract herein assigned except to the extent of the outstanding interest of the contract sellers namely Alvin A. Russ and Janice A. Russ.

6. By acceptance of this assignment Wilsons agree to assume all further responsibilities and obligations of the contract

herein assigned, and as between Nichols and Wilsons herein Nichols are released from any further responsibilities on said contract.

7. Wilsons by the signing of this document accept the assignment.

8. Wilsons shall see to it that notice of this assignment is given to Alvin A. Russ and Janice A. Russ.

9. The warranty deed required to be given by the sellers Alvin A. Russ and Janice A. Russ in the above assigned contract shall now be given by them directly to Wilsons upon fulfillment of the contract.

Dated this 21 day of April, 1998.

Jerry L. Nichols

Joan A. Nichols

Leland Wilson

Diana Wilson

STATE OF IOWA )
) ss.
DELAWARE COUNTY )

On this 21 day of April, 1998 before me the undersigned a notary public in and for said state, personally appeared Jerry L. Nichols and Joan A. Nichols 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.




_____, Notary Public in and for the State of Iowa.

STATE OF IOWA )
) ss.
DELAWARE COUNTY )

On this 21 day of April, 1998 before me the undersigned a notary public in and for said state, personally appeared Leland Wilson and Diana Wilson 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.




_____, Notary Public in and for the State of Iowa.