2040
DELAWARE COUNTY IOWA
FILED

1998 DE 14 AM 9:59

BOOK 140 PAGE 333
DEBORAH L. HEYDON
DELAWARE CO RECORDER
21.00

PREPARER INFORMATION: Dan McClean, 401 First Ave. East, Dyersville, Iowa 319-875-7534

ASSIGNMENT OF INTEREST IN REAL ESTATE CONTRACT

That John R. Wandrey and Sharron Koelsch, f/n/a Sharron Wandrey, formerly husband and wife, were divorced by virtue of Judgment and Decree of the Iowa District Court in and for Linn County on December 4, 1998.

That John R. Wandrey and Sharron Wandrey, as husband and wife and sellers, entered into a real estate contract with the Iowa Agricultural Development Authority, as buyer, for the sale of the following described real estate:

> South One-Half (S½) of the Southwest Quarter (SW¼) and the Southwest Quarter (SW¼) of the Southeast Quarter (SE¼) of Section 10, Township 88 North, Range 3 West of the 5th P.M. except what is now known as Parcel "A" that being part of the Southwest Quarter of the Southwest Quarter (SW¼-SW¼) of Section Ten (10), Township Eighty-eight (88) North, Range Three (3) West of the Fifth Principal Meridian, Delaware County, Iowa, containing 0.33 acres, more or less, and more particularly described by metes and bounds as follows: Commencing at the Southwest Corner of Section 10, Township 88 North, Range 3 West of the 5th P.M.; thence N 00°-00'-00" E, 226.70 feet along the west line of the SW¼ of said Section 10 to the Point of Beginning; thence N 00°-00'-00" E, 76.41 feet along the west line of said SW¼; thence N 89°-42'-34" E, 179.74 feet; thence S 05°-35'-28" E, 79.43 feet; thence N 89°-28'-16" W, 187.49 feet to the Point of Beginning. Said described parcel

contains 0.33 acres, more or less. The west line of the SW¼ of Section 10, T88N, R3W is assumed to bear N 00°-00'-00" E,

said contract dated April 1, 1993, and recorded on May 19, 1993 in Book 131, Page 227 of the records of the Recorder of Delaware County, Iowa.

Said contract was assigned by Iowa Agricultural Development Authority to Randolph T. McAllister and Doris A. McAllister, husband and wife, by Quit Claim Deed and Assignment of Contract dated April 1, 1993 and recorded on May 26, 1993 in Book 131, Page 236 of the records of the Recorder of Delaware County, Iowa.

That, pursuant to the Judgment and Decree of Divorce mentioned above, John R. Wandrey was awarded all right, title and interest in the above-mentioned contract.

That I, Sharron Wandrey, n/k/a Sharron Koelsch, as provided in the above-mentioned Judgment and Decree of Divorce, do hereby assign to John R. Wandrey all of my right, title and interest in one certain real estate contract dated April 1, 1993 by and between John R. Wandrey and Sharron Wandrey, husband and wife, as sellers, and Iowa Agricultural Development Authority, as buyer, said contract subsequently being assigned on April 1, 1993 to Randolph T. McAllister and Doris A. McAllister, husband and wife, concerning the following described property:

South One-Half (S½) of the Southwest Quarter (SW¼) and the Southwest Quarter (SW¼) of the Southeast Quarter (SE¼) of Section 10, Township 88 North, Range 3 West of the 5th P.M. except what is now known as Parcel "A" that being part of the Southwest Quarter of the Southwest Quarter (SW¼-SW¼) of Section Ten (10), Township Eighty-eight (88) North, Range Three (3) West of the Fifth

Principal Meridian, Delaware County, Iowa, containing 0.33 acres, more or less, and more particularly described by metes and bounds as follows: Commencing at the Southwest Corner of Section 10, Township 88 North, Range 3 West of the 5th P.M.; thence N 00°-00'-00" E, 226.70 feet along the west line of the SW¼ of said Section 10 to the Point of Beginning; thence N 00°-00'-00" E, 76.41 feet along the west line of said SW¼; thence N 89°-42'-34" E, 179.74 feet; thence S 05°-35'-28" E, 79.43 feet; thence N 89°-28'-16" W, 187.49 feet to the Point of Beginning. Said described parcel contains 0.33 acres, more or less. The west line of the SW¼ of Section 10, T88N, R3W is assumed to bear N 00°-00'-00" E.

That I, John R. Wandrey, former husband of Sharron Wandrey, n/k/a Sharron Koelsch, and currently residing at 2396 310th Avenue, Earlville, Iowa 52041, in consideration of $1.00 and other good and valuable consideration, do hereby accept Assignment of Real Estate Contract referred to above and any obligations attendant thereto. I fullwell understand and acknowledge that, by virtue of acceptance of this Assignment of Interest in Real Estate Contract, I will assume and be liable for all tax liabilities concerning receipt of monies under the assigned real estate contract.

It is the understanding of John R. Wandrey and Sharron Wandrey, n/k/a Sharron Koelsch, that all subsequent payments from the buyers under the above-described real estate contract, Randolph T. McAllister and Doris A. McAllister, be made directly to John R. Wandrey at his current address.

Dated this 7th day of December, 1998.

John R. Wandrey
John R. Wandrey

Sharron Koelsch
Sharron Koelsch

STATE OF IOWA)
) ss:
COUNTY OF DUBUQUE)

On this 7th day of December, 1998, before me, the undersigned, a Notary Public in and for said State, personally appeared John R. Wandrey, to me known to be the identical person named in and who executed the within and foregoing instrument, and acknowledged that he executed the same as his voluntary act and deed.

MARILYN FORTMANN
MY COMMISSION EXPIRES
1-8-99

Marilyn Fortmann
Notary Public in and for the State of Iowa.
Marilyn Fortmann

STATE OF IOWA)
) ss:
COUNTY OF LINN)

On this 7 day of December, 1998, before me, the undersigned, a Notary Public in and for said State, personally appeared Sharron Koelsch, to me known to be the identical person named in and who executed the within and foregoing instrument, and acknowledged that she executed the same as her voluntary act and deed.

Alberta A. McCusker-Smith
Notary Public in and for the State of Iowa.
Alberta A. McCusker-Smith