IOWA STATE BAR ASSOCIATION
Official Form No. 29.2 (Trade-Mark Registered. State of Iowa. 1967)

FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

# ESCROW TO COMPLETE REAL ESTATE SALE

Earlville State Bank
(Escrow Agent)

Earlville, Iowa
(Address)

Attention: Mr. Laxson

RE: Sale on Installment Contract between Frank J. Ruley (A/K/A Frank J. Ruley, Jr.,) and Frances Ruley, husband and wife, Sellers, and Albert James Ruley and Linda Marie Ruley, as tenants in common, buyers. (See description as it appears on real estate contract attached hereto and by this reference made a part hereof.)
(Parties Involved)

(Legal Description)

Gentlemen:

I am sending you herewith the following items in connection with the above transaction:

Deed
- [X] Special Warranty
- [ ] Court Officer
- [ ] Quit Claim

by Frank J. Ruley (A/K/A Frank J. Ruley, Jr.) and Frances Ruley, husband and wife.

to

- [ ] * Check for $_____ to County Recorder for Documentary stamp.
- [ ] Release of mortgage
- [ ] Release of lien
- [ ] Promissory note
- [ ] Mortgage
- [ ] Affidavit
- [ ] Abstract With pencil notes
- [ ] Insurance policy
- [ ] Keys for premises
- [ ] Other (specifying)

For your convenience and for the convenience of the parties concerned, and without escrow cost to either party (these papers are) (this paper is) being placed in your hands as Escrow Agent to complete this transaction.

Such deed(s) with other documents as above listed (is, are) hereby given to you to remain in escrow and not to be released or delivered except as you concurrently protect the Sellers on the balance due.

~~There is an insurance policy on this property for $ expiring . With this policy be kept in force? If so, a rider should be obtained. If not, we should be promptly advised so as to cancel out the existing policy as soon as a subsequent policy is in force.~~

The balance due the Sellers is $ 150,000.00 with interest thereon at 6 % per annum from date of possession until paid. ~~Interest after said date may be computed at $ per day.~~ ~~* Deduction for documentary stamp in the required amount may be made from said sum, if not covered by check as per above.~~ Correct amount thereof is $226.05 for documentary stamps. Said amount shall be paid by seller upon delivery of deed.

~~TITLE COMPLIANCE. By agreement $ shall be left with Buyer's Attorney until compliance with the opinion is shown.~~

~~Insert special instructions as needed (Taxes, Specials, Further Authorized Deductions, etc.)~~

~~For further opinion please return the abstract to~~
(Examining Attorney)

Thanking you for your cooperation, I am

Very truly yours, Joan W Casey

cc: Client
Realtor or realtor's attorney or both
Beneficiary under will

**RECEIPT ON OBVERSE SIDE.**

FILE No. 238-2213 | FILED FOR RECORD THE 13 DAY OF March 19 80 AT 10:50 | STATE OF IOWA, DELAWARE COUNTY Joan Sheppard

RECORDING FEE $ 15.00

## RECEIPT

Receipt is hereby acknowledged of the above described items as above indicated by "X" within the ☐. All will be held in escrow and not released or delivered until the above named Sellers have been protected in the amount due as shown by the above figures. The amount thus due or instruments so deliverable, or recordable, will be promptly transmitted to the proper party or parties respectively entitled thereto.

In the event that Sellers shall state in writing that Buyers are in default under the terms of the sale, the undersigned Escrow Agent will forthwith re-deliver to said Sellers said papers and documents.

Dated this 11th day of March, 19 80.

THE STATE BANK OF EARLVILLE
(Escrow Agent)

By J. C. Lee Pres
(Authorized Agent) (Title)

STATE OF IOWA }
COUNTY OF } SS.

On this 11th day of March, 1980, before me, the undersigned, a Notary Public in and for said County, in said State, personally appeared John C Laxson, to me personally known, who being by me duly sworn, did say that he is the President of the State Bank of Earlville, Earlville, Iowa, within the State of Iowa, Delaware County, Iowa, (the seal affixed thereto is the seal of said corporation; that said instrument was signed (and sealed) on behalf of said corporation by authority of its Board of Directors; and that the said John C Laxson as such officer acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by him voluntarily executed.

Connie Clark
Notary Public in and for the State of Iowa.

DELAWARE COUNTY IOWA
FILED
1999 JN 23 PM 3:43
BOOK 1999 PAGE 2003
DEBORAH L. PETTON
DELAWARE CO. RECORDER
$11.00

Del. Co Abstract Co.