Eric + Jennie Fisher
13527 Violet Rd
Anamosa, IA
52205

DELAWARE COUNTY IOWA
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DEBORAH L. PEYTON
DELAWARE CO. RECORDER
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23-88-5

Preparer Information Mary Lou Tracey 105 N. Franklin St. Manchester, IA 319/927-4925

Address Tax Statement: Eric A. and Jennie Rae Fisher, 13527 Violet Rd., Anamosa, Iowa 52205

CONTRACT FOR BILL OF SALE

It is agreed between Donald T. Caspers and Betty B. Caspers, husband and wife, Sellers; and Eric A. Fisher and Jennie Rae Fisher, Buyers;

Sellers agree to sell and Buyers agree to buy the following property in Delaware County, Iowa, described as:

> Cabin on leased ground of Schneider, described as Parcel 00250230104019, including stove, microwave, refrigerator, kitchen table and chairs, bed, two couches and other miscellaneous furnishings and the LP tank leased from Farrel Gas, all located at 25603 206th Avenue, Manchester, Iowa 52057.

1. The total purchase price for the property is $25,000.00, of which $1,000.00 is allocated to the furnishings listed above. $5,000.00 of the purchase price has been paid and Sellers acknowledge receipt of the same.
Buyers shall pay the balance of $20,000.00 to Sellers at the address directed by Sellers, as follows: $189.43 on June 1, 2000, and $189.43 on the first day of each month thereafter until May 31, 2003, when all sums due under this contract shall be paid in full. All payments shall be allocated first against interest then accrued and then against principal.
In additon to the above payments, Buyers shall pay an additional amount on principal, which shall be a minimum of $2,000.00, or more at the option of Buyers, on June 1, 2001, and on June 1, 2002.
At time of closing, Buyers will receive a $1,000.00 roof allowance from Sellers.

2. Sellers have paid Schneider the lease payment for the year 2000; thereafter such lease payment shall be the responsibility of Buyers, and Buyers must contact Schneider prior to closing.

3. Buyers shall pay interest from April 19, 2000, on the unpaid balance, at the rate of 9½ per cent per annum, payable monthly. Buyers shall also pay interest at the rate of 9½ per cent annum on all delinquent amounts and any sum reasonably advanced by Sellers to protect their interests in this contract, computed from the date of the delinquency or advance.

4. Sellers shall give Buyers possession of the cabin on April 19, 2000, provided Buyers are not in default under this contract.

5. Sellers shall maintain existing insurance upon the cabin until date of possession. After possession and until full payment of the purchase price, Buyers shall keep the cabin insured against loss by fire, tornado and extended coverage for a sum not less than 80 per cent of full insurable value payable to Sellers and Buyers as their interests may appear. Buyers shall provide Sellers with evidence of such insurance.

Buyers shall take good care of the cabin and shall keep it in good and reasonable repair. Buyers shall not make any material alteration to the cabin without written consent of Sellers.

Upon payment in full of the purchase price, Sellers shall transfer the cabin and other property to Buyers by BILL OF SALE.

Both parties shall have all the remedies afforded by law in case of default by either party in performance of this contract.

Dated this 19th day of April, 2000.

Donald T. Caspers

Betty B. Caspers

Betty B. Caspers Sellers

Eric A. Fisher

Jennie Rae Fisher

Eric A. Fisher

Jennie Rae Fisher Buyers

STATE OF IOWA, COUNTY OF DELAWARE, SS:

This instrument was acknowledged before me on April 19, 2000 by Donald T. Caspers, Betty B. Caspers, Eric A. Fisher and Jennie Rae Fisher.

RICHARD GENE STENDER
MY COMMISSION EXPIRES
6-07-02

Richard Gene Stender, Notary Public in and for the STate of Iowa.