THE IOWA STATE BAR ASSOCIATION
Official Form No. 143

ISBA # 478010938

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Entered for taxation 12th day of September A.D. 2002
Sharon McClubb, Auditor
By Charlotte Rueb, Deputy
87-14

AUDITOR FEE $ 5.00 RECORDER FEE $ 11.00

DELAWARE COUNTY IOWA FILED
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DEBORAH L. TYLON
DELAWARE CO. RECORDER

ENV. (X)

Preparer Information A.N. Strittmatter | 123 E 1st St. | Monticello | (319) 465-3531
Individual's Name | Street Address | City | Phone

TAX INFO: Catlett Farms, Inc., 3131 320th Ave. Hopkinton IA 52237

SPACE ABOVE THIS LINE FOR RECORDER

REAL ESTATE CONTRACT (SHORT FORM)

IT IS AGREED between
Edgar J. Turnis, a single person

("Sellers"); and
Catlett Farms, Inc., an Iowa Corporation

("Buyers").

Sellers agree to sell and Buyers agree to buy real estate in Delaware County, Iowa, described as:

The Southwest Quarter in Section 14, Township 87 North, Range 3, West of the 5th P.M. containing 160 more or less

with any easements and appurtenant servient estates, but subject to the following: a. any zoning and other ordinances; b. any covenants of record; c. any easements of record for public utilities, roads and highways; and d. (consider: liens; mineral rights; other easements; interest of others.)

(the "Real Estate"), upon the following terms:

1. **PRICE.** The total purchase price for the Real Estate is Four Hundred Sixty-One Thousand One Hundred Dollars ($ 461,100.00) of which Ten Thousand Dollars ($ 10,000.00) has been paid. Buyers shall pay the balance to Sellers at his residence, or as directed by Sellers, as follows: November 1, 2002 the sum of $60,000.00; on March 1, 2003 the sum of $91,100.00; on March 1, 2004 the sum of $60,000.00; on March 1, 2005 the sum of $60,000.00; on March 1, 2006 the sum of $60,000.00; on March 1, 2007 the sum of $60,000.00; on March 1, 2008 the sum of $60,000.00.

2. **INTEREST.** Buyers shall pay interest from March 1, 2003 on the unpaid balance, at the rate of 5.5 percent per annum, payable with the annual principal installment. Buyers shall also pay interest at the rate of 6 percent per annum on all delinquent amounts and any sum reasonably advanced by Sellers to protect their interest in this contract, computed from the date of the delinquency or advance.

3. **REAL ESTATE TAXES.** Sellers shall pay the installment due September 30, 2002; the installment March 31 2003; the installment due September 28, 2003

and any unpaid real estate taxes payable in prior years. Buyers shall pay all subsequent real estate taxes. Any proration of real estate taxes on the Real Estate shall be based upon such taxes for the year currently payable unless the parties state otherwise.

4. **SPECIAL ASSESSMENTS.** Sellers shall pay all special assessments which are a lien on the Real Estate as of the date of this contract or _____. All other special assessments shall be paid by Buyers.

5. **POSSESSION CLOSING.** Sellers shall give Buyers possession of the Real Estate on November 1, 2002, _____, provided Buyers are not in default under this contract. Closing shall be on November 1, 2002, _____.

6. **INSURANCE.** Sellers shall maintain existing insurance upon the Real Estate until the date of possession. Buyers shall accept insurance proceeds instead of Sellers replacing or repairing damaged improvements. After possession and until full payment of the purchase price, Buyers shall keep the improvements on the Real Estate insured against loss by fire, tornado, and extended coverage for a sum not less than 80 percent of full insurable value payable to the Sellers and Buyers as their interests may appear. Sellers' interest shall be protected in accordance with a standard or union-type loss payable clause. Buyers shall provide Sellers with evidence of such insurance.

Insurance is not required on machine shed.

7. **ABSTRACT AND TITLE.** Sellers, at their expense, shall promptly obtain an abstract of title to the Real Estate continued through the date of this contract September 4, 2002, and deliver it to Buyers for examination. It shall show merchantable title in Sellers in or conformity with this contract, Iowa law and the Title Standards of the Iowa State Bar Association. The abstract shall become the property of the Buyers when the purchase price is paid in full, however, Buyers reserve the right to occasionally use the abstract prior to full payment of the purchase price. Sellers shall pay the costs of any additional abstracting and title work due to any act or omission of Sellers, including transfers by or the death of Sellers or their assignees.

8. **FIXTURES.** All property that integrally belongs to or is part of the Real Estate, whether attached or detached, such as light fixtures, shades, rods, blinds, awnings, windows, storm doors, screens, plumbing fixtures, water heaters, water softeners, automatic heating equipment, air conditioning equipment, wall to wall carpeting, built-in items and electrical service cable, outside television towers and antenna, fencing, gates and landscaping shall be considered a part of Real Estate and included in the sale except: (consider: rental items.) _____.

9. **CARE OF PROPERTY.** Buyers shall take good care of the property; shall keep the buildings and other improvements now or later placed on the Real Estate in good and reasonable repair and shall not injure, destroy or remove the property during the term of this contract. Buyers shall not make any material alteration to the Real Estate without the written consent of the Sellers.

10. **DEED.** Upon payment of purchase price, Sellers shall convey the Real Estate to Buyers or their assignees, by Warranty deed, free and clear of all liens, restrictions, and encumbrances except as provided herein. Any general warranties of title shall extend only to the date of this contract, with special warranties as to acts of Sellers continuing up to time of delivery of the deed.

11. **REMEDIES OF THE PARTIES.** a. If Buyers fail to timely perform this contract, Sellers may, at Sellers' option, forfeit Buyers' rights in this contract as provided in the Iowa Code, and all payments made by Buyers shall be forfeited. If Buyers fail to timely perform this contract, Sellers, at their option, may elect to declare the entire balance immediately due and payable after such notice, if any, as may be required by Chapter 654, The Code. Thereafter this contract may be foreclosed in equity and the court may appoint a receiver to take immediate possession of the property and of the revenues and income accruing therefrom and to rent or cultivate the same as the receiver may deem best for the interest of all parties concerned, and such receiver shall be liable to account to Buyers only for the net profits, after application of rents, issues and profits from the costs and expenses of the receivership and foreclosure and upon the contract obligation.

It is agreed that if this contract covers less than ten (10) acres of land, and in the event of the foreclosure of this contract and sale of the property by sheriff's sale in such foreclosure proceedings, the time of one year for redemption from said sale provided by the statutes of the State of Iowa shall be reduced to six (6) months provided the Sellers, in such action file an election to waive any deficiency judgment against Buyers which may arise out of the foreclosure proceedings; all to be consistent with the provisions of Chapter 628 of the Iowa Code. If the redemption period is so reduced, for the first three (3) months after sale such right of redemption shall be exclusive to the Buyers, and the time periods in Sections 628.5, 628.15 and 628.16 of the Iowa Code shall be reduced to four (4) months.

It is further agreed that the period of redemption after a foreclosure of this contract shall be reduced to sixty (60) days if all of the three following contingencies develop: (1) The real estate is less than ten (10) acres in size; (2) the Court finds affirmatively that the said real estate has been abandoned by the owners and those persons personally liable under this contract at the time of such foreclosure; and (3) Sellers in such action file an election to waive any deficiency judgment against Buyers or their successor in interest in such action. If the redemption period is so reduced, Buyers or their successors in interest or the owner shall have the exclusive right to redeem for the first thirty (30) days after such sale, and the time provided for redemption by creditors as provided in Sections 628.5, 628.15 and 628.16 of the Iowa Code shall be reduced to forty (40) days. Entry of appearance by pleading or docket entry by or on behalf of Buyers shall be presumption that the property is not abandoned. Any such redemption period shall be consistent with all of the provisions of Chapter 628 of the Iowa Code. This paragraph shall not be construed to limit or otherwise affect any other redemption provisions contained in Chapter 628 of the Iowa Code.

b. If Sellers fail to timely perform their obligations under this contract, Buyers shall have the right to terminate this contract and have all payments made returned to them.

c. Buyers and Sellers are also entitled to utilize any and all other remedies or actions at law or in equity available to them.

d. In any action or proceeding relating to this contract the successful party shall be entitled to receive reasonable attorney's fees and costs as permitted by law.

12. **JOINT TENANCY IN PROCEEDS AND IN REAL ESTATE.** If Sellers, immediately preceding this contract, hold title to the Real Estate in joint tenancy with full right of survivorship, and the joint tenancy is not later destroyed by operation of law or by acts of Sellers, then the proceeds of this sale, and any continuing or recaptured rights of Sellers in the Real Estate, shall belong to Sellers as joint tenants with full right of survivorship and not as tenants in common; and Buyers, in the event of the death of either Seller, agree to pay any balance of the price due Sellers under this contract to the surviving Seller and to accept a deed from the surviving Seller consistent with paragraph 10.

13. **JOINDER BY SELLER'S SPOUSE.** Seller's spouse, if not a titleholder immediately preceding acceptance of this offer, executes this contract only for the purpose of relinquishing all rights of dower, homestead and distributive shares or in compliance with Section 561.13 of the Iowa Code and agrees to execute the deed for this purpose.

14. **TIME IS OF THE ESSENCE.** Time is of the essence in this contract.

15. **PERSONAL PROPERTY.** If this contract includes the sale of any personal property, Buyers grant the Sellers a security interest in the personal property and Buyers shall execute the necessary financing statements and deliver them to Sellers.

16. **CONSTRUCTION.** Words and phrases in this contract shall be construed as in the singular or plural number, and as masculine, feminine or neuter gender, according to the context.

17. **RELEASE OF RIGHTS.** Each of the Buyers hereby relinquishes all rights of dower, homestead and distributive share in and to the property and waives all rights of exemption as to any of the property.

18. **ADDITIONAL PROVISIONS.** An Addendum is attached to this Contract and by this reference made a part hereof.

I UNDERSTAND THAT HOMESTEAD PROPERTY IS IN MANY CASES PROTECTED FROM THE CLAIMS OF CREDITORS AND EXEMPT FROM JUDICIAL SALE; AND THAT BY SIGNING THIS CONTRACT, I VOLUNTARILY GIVE UP MY RIGHT TO THIS PROTECTION FOR THIS PROPERTY WITH RESPECT TO CLAIMS BASED UPON THIS CONTRACT.

Dated: September 4, 2002

Dated: _____

Edgar J. Turnis

SELLERS

CATLETT FARMS, INC.

BY: David J. Catlett

David J. Catlett, President

David J. Catlett

Daniel J. Catlett, Vice-President

BUYERS

STATE OF IOWA, COUNTY OF JONES, ss:

This instrument was acknowledged before me on September 4, 2002 by, Edgar J. Turnis; David J. Catlett, President; and Daniel J. Catlett, Vice-President of Catlett Farms, Inc.

A. N. STRITTMATTER
COMMISSION NO. 403318
MY COMMISSION EXPIRES
4-05-03

A.N. Strittmatter, Notary Public

ADDENDUM TO REAL ESTATE CONTRACT

EDGAR J. TURNIS, SELLER
AND
CATLETT FARMS INC., BUYER

The following additional conditions and provisions are agreed to by the parties.

1. The Seller has received the sum of $30,000.00 for the destruction of the barn and shed on the premises and agrees to pay to the Buyers $10,000.00 for the cleanup of the debris caused by the destruction to the barn and shed.

2. The Buyer has farmed the land for over a period of ten years and are well acquainted with the farm and the structures on the land and accept the farm premises "as is". The corncrib on the farm will not be torn down or removed until Seller moves off the farm.

3. The Buyer grants to the Seller the right of occupancy of the dwelling until March 1, 2003.

4. No prepayments are permitted under this contract unless expressly authorized in writing by the Seller.

5. Buyer agrees to assume insurance premiums on the premises on January 1, 2003.

Dated this 4th day of September, 2002.

BUYERS:

CATLETT FARMS, INC.

David J. Catlett

David J. Catlett, President

Daniel J. Catlett

Daniel J. Catlett, Vice-President

SELLER:

Edgar J. Turnis

Edgar J. Turnis, Seller

STATE OF IOWA)
)**ss.**
COUNTY OF JONES)

On this 4th day of SEPTEMBER, A.D. 2002, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared David J. Catlett and Daniel J. Catlett, to me personally known, who being by me duly sworn, did say that they are the President and Vice-President, respectively, of the corporation executing the within and foregoing instrument that the seal affixed thereto is the seal of the corporation; that the instrument was signed on behalf of the corporation by authority of its Board of Directors; and that David J. Catlett and Daniel J. Catlett as officers acknowledged the execution of the foregoing instrument to the voluntary act and deed of the corporation, by it and by them voluntarily executed.

A. N. Strittmatter

NOTARY PUBLIC IN AND FOR THE STATE OF IOWA

A. N. STRITTMATTER
COMMISSION NO. 403318
MY COMMISSION EXPIRES
4-05-03