THE IOWA STATE BAR ASSOCIATION
Official Form No. 143

ISBA #

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DELAWARE COUNTY, IOWA
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Entered for taxation 26th day
of November A.D. 2002
Sharon McCrabb, Auditor
By Barbara Becker, Deputy
89-86; 89-87

Preparer Information Carr & Carr Attorneys 117 S. Franklin St. PO Box 333 Manchester, IA 52057 (563) 927-4164
Individual's Name | Street Address | City | Phone

SPACE ABOVE THIS LINE FOR RECORDER

(X) Address Tax Statement: Holtz Farm, Inc.
905 S.10th St., Manchester, IA 52057

REAL ESTATE CONTRACT (SHORT FORM)

IT IS AGREED between
Richard Lee Dichtelmiller and Celia Joan Dichtelmiller, husband and wife

("Sellers"); and
Holtz Farm, Inc.

("Buyers").

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

See #2 on Addendum attached hereto.

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 Two Hundred Eighty Eight Thousand Seven Hundred Fifty and 00/100 Dollars ($ 288,750.00) of which Seven Thousand and 00/1000 Dollars ($ 7,000.00) has been paid. Buyers shall pay the balance to Sellers at _____, or as directed by Sellers, as follows:
$2,100.00 on Apr. 1, 2003 and $2,100.00 on the 1st day of each month thereafter until Mar. 1, 2012 when the entire unmpaid balance together with interest accrued shall be paid in full. The payments of $900.00 shall first be credited against interest accrued and then against principal. Additional principal payments shall be made by Sellers as follows:
(a) $7,000.00 on Apr. 1, 2003;
(b) $7,000.00 on Jul. 1, 2003;
(c) $7,000.00 on Oct. 1, 2003;
(d) $7,000.00 on Jan. 1, 2004.

2. **INTEREST.** Buyers shall pay interest from March 1, 2003 on the unpaid balance, at the rate of 6 percent per annum, payable monthly beginning Apr.1, 2003 & included in payments set forth in Par.1 above. Buyers shall also pay interest at the rate of 10 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. See "1a" in addendum.

3. **REAL ESTATE TAXES.** Sellers shall pay real estate taxes pro-rated to date of possession 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 March 1st, 2003. Closing shall be on March 1st, 2003, provided Buyers are not in default under this contract. Closing shall be on

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 currently insured by/sellers 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.

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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 _____, 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.**

See Addendum attached hereto.

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: November 25 , 2002

Dated: _____ , _____

Richard Lee Dichtelmiller

Celia Joan Dichtelmiller

SELLERS

Holtz Farm, Inc.

By: Dean H. Holtz, President

Dean H. Holtz, Individually

BUYERS

STATE OF IOWA , COUNTY OF DELAWARE , ss:

This instrument was acknowledged before me on November 25 , 2002

by, Richard Lee Dichtelmiller and Celia Joan Dichtelmiller

E. MICHAEL CARR
COMMISSION NO. 222
MY COMMISSION EXPIRES
DECEMBER 10, 2004

E. Michael Carr , Notary Public

Addendum

1. Additional Provisions:

a. Beginning Mar. 1, 2006 the interest rate on this contract shall increase to 6½%. Beginning Mar. 1, 2009 the interest rate on this contract shall increase to 7%.
b. No additional payments shall be made on this contract except as stated herein for a period of 5 years. On Mar. 1, 2008 or any time thereafter Buyers are permitted to make additional payments on the contract even to the extent of the whole.
c. No mechanic's liens shall be imposed against the property.
d. There shall be no assignment of this contract without Sellers' permission.
e. There shall be no bulldozing or cutting the grove of trees north and west of the house consisting of approximately 1 acre.
f. Sellers may direct that payments be made on direct deposit to Sellers' bank and Buyers will comply.
g. Buyers shall not sell or assign the CRP contracts for their remaining years. All CRP payments paid on or after possession date shall belong to Buyers.
i. By signing this contract individually Dean H. Holtz personally guarantees the payments to be made by Holtz Farm, Inc.

2. The Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of Section Thirty-one (31), Township Eighty-nine North (T89N), Range Four West (R4W) of the 5th P.M., Delaware County, Iowa, subject to roadways and easements of record, except that part thereof described as commencing at the Northwest Corner of said Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) and running thence South to the right-of-way line of former Highway #20, thence South Seven hundred (700) feet, thence East Two hundred (200) feet, thence North Three hundred ninety (390) feet, thence East One hundred ten (110) feet, thence North to a point straight East of the point of beginning, thence West to the point of beginning; also except Parcel B, being part of the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of said Section Thirty-one (31), according to plat recorded in Book 2000, Page 3536.

The South One-half (S ½) of the Northeast Quarter (NE ¼) and that part of the North One-half (N ½) of the Southeast Quarter (SE ¼) lying North of the railroad right of way, all being in Section Thirty-one (31), Township Eighty-nine North (T89N), Range Four West (R4W) of the 5th P.M., excepting the North One hundred sixty-four (164) feet of the South Four hundred forty-six (446) feet of the East Three hundred fifty (350) feet of the Southeast Quarter (SE ¼) of the Northeast Quarter (NE ¼) of said Section Thirty-one (31), all subject to roadways and easements of record.

Lot One (1) and Lot Three (3) of the Subdivision of the South One-half (S ½) of the Northwest Quarter (NW ¼) of Section Thirty-two (32), Township Eighty-nine North (T89N), Range Four West (R4W) of the 5th P.M., Delaware County, Iowa, subject to roadways and easements of record.

STATE OF MANCHESTER, COUNTY OF DELAWARE, ss:

On this 25 day of November, 2002, before me, the undersigned, a Notary Public in and for said State, personally appeared Dean H. Holtz, to me known to be the person named in and who executed the foregoing instrument, and acknowledged that (he) ~~(she)~~ executed the same as (his) ~~(her)~~ voluntary act and deed.

E. Michael Carr

E. Michael Carr, Notary Public in and for said State.

NOTARIAL SEAL IOWA
E. MICHAEL CARR
COMMISSION NO. 222
MY COMMISSION EXPIRES
DECEMBER 10, 2004

(Section 558.39, Code of Iowa)

Acknowledgment: For use in the case of natural persons acting in their own right

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STATE OF IOWA, COUNTY OF DELAWARE, ss:

On this 25 day of November, 2002, before me, the undersigned, a Notary Public in and for the said State, personally appeared Dean H. Holtz

~~and~~XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX, ~~to me personally known~~, who being by me duly sworn, did say that ~~they are~~ he is the President ~~and~~ __________,

~~respectively~~, of the corporation executing the within and foregoing instrument **to which this is attached,** that (~~no seal has been procured by the~~) (no seal has been procured by the) ~~(the seal affixed thereto is the seal of the)~~ corporation; that the instrument was signed **(~~and sealed~~)** on behalf of the corporation by authority of its Board of Directors; and that

Dean H. Holtz ~~and~~ __________ as officer~~s~~

acknowledged the execution of the foregoing instrument to be the voluntary act and deed of the corporation, by it and by ~~them~~ him voluntarily executed.

E. Michael Carr, Notary Public in and for said State.

NOTARIAL SEAL IOWA
E. MICHAEL CARR
COMMISSION NO. 222
MY COMMISSION EXPIRES
DECEMBER 10, 2004

(Section 558.39, Code of Iowa)

Acknowledgment: For use in the case of corporations