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DEBORAH L. PEYTON, RECORDER/REGISTRA
DELAWARE COUNTY IOWA

REAL ESTATE CONTRACT
(SHORT FORM)
THE IOWA STATE BAR ASSOCIATION
Official Form No. 143
Recorder's Cover Sheet

Preparer Information: (name, address and phone number)
Daryl E. Roberts, 110 Third Avenue SW, Independence, IA 50644, Phone: (319) 334-6046

Taxpayer Information: (name and complete address)
Mr. and Mrs. Bradley J. Davis
176 Clara Avenue
Manchester, IA 52057

Return Document To: (name and complete address)
Daryl E. Roberts
PO Box 796
Independence, IA 50644

Grantors:
Hallmark Farms, LTD

Grantees:
Bradley J. Davis
Shirley M. Fleuriet-Davis

Legal Description: See Page 2

Document or instrument number of previously recorded documents: ***Document Number TE***

Daryl E. Roberts ISBA # 04744

REAL ESTATE CONTRACT

IT IS AGREED between Hallmark Farms, LTD, ("Sellers"); and Bradley J. Davis and Shirley M. Fleuriet-Davis ("Buyers").

Sellers agree to sell and Buyers agree to buy real estate in Delaware County, Iowa, described as: The Northeast ¼ of the Southwest ¼ of Section 18, Township 90 North, Range 6 West of the Fifth P.M.

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 One Hundred Twenty Thousand and 0/100 Dollars ($ 120,000.00) of which One Thousand Dollars ($1,000.00) has been paid. Buyers shall pay the balance to Sellers at 1271 Buchanan Delaware Avenue, Lamont, IA 50650, or as directed by Sellers, as follows:

$39,000.00 shall be paid on November 1, 2006; $40,000.00 plus accrued interest shall be paid on August 1, 2007; and $40,000.00 plus accrued interest shall be paid on August 1, 2008.

2. **INTEREST.** Buyers shall pay 6.5% interest per annum from November 1, 2006, through July 31, 2007, and ~~3.5%~~ 3.25% interest per annum from August 1, 2007, to August 1, 2008, on the unpaid balance, payable annually. Buyers shall also pay interest at the rate of nine percent (9%) 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 ⅔ of the first half payment which would be due and delinquent if not paid before October 1, 2007, 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. All other special assessments shall be paid by Buyers.

5. **POSSESSION CLOSING.** Sellers shall give Buyers possession of the Real Estate on November 1, 2006, provided Buyers are not in default under this contract. Closing shall be on November 1, 2006.

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. Buyers shall provide Sellers with evidence of such insurance.

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.

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 have the right to make improvements on this property without the consent of 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 (a) fail to make the payments aforesaid, or any part thereof, as same become due; or (b) fail to pay the taxes or special assessments or charges, or any part thereof, levied upon said property, or assessed against it, by any taxing body before any of such items become delinquent; or (c) fail to keep the property insured; or (d) fail to keep it in reasonable repair as herein required; or (e) fail to perform any of the agreements as herein made or required; then Sellers, in addition to any and all other legal and equitable remedies which they may have, at their option, may proceed to forfeit and cancel this contract as provided by law (Chapter 656 Code of Iowa). Upon completion of such forfeiture Buyers shall have no right of reclamation or compensation for money paid, or improvements

made; but such payments and/or improvements if any shall be retained and kept by Sellers as compensation for the use of said property, and/or as liquidated damages for breach of this contract ; and upon completion of such forfeiture, if the Buyers, or any other person or persons shall be in possession of said real estate or any part thereof, such party or parties in possession shall at once peacefully remove therefrom, or failing to do so may be treated as tenants holding over, unlawfully after the expiration of lease, and may accordingly be ousted and removed as such as provided by law.

b. 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 §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 §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. Upon completion of such forfeiture Buyers shall have no right of reclamation or compensation for money paid, or improvements made; but such payments and for improvements if any shall be retained and kept by Sellers as compensation for the use of said property, and/or as liquidated damages for breach of this contract; and upon completion of such forfeiture, if Buyers, or any other person or persons shall be in possession of said real estate or any part thereof, such party or parties in possession shall at once peacefully remove therefrom, or failing

to do so may be treated as tenants holding over, unlawfully after the expiration of a lease, and may accordingly be ousted and removed as such as provided by law.

c. 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.

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

e. 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.** Sellers and Buyers shall execute an Escrow for Deed and Abstract and place in escrow the Warranty Deed and Abstract to the property subject to this contract. The Escrow for the Warranty Deed and Abstract shall be recorded and the Warranty Deed and Abstract shall be placed in escrow with Daryl E. Roberts. Upon payment in full of the Real Estate Contract, the escrowed Warranty Deed and Abstract shall be given to the Buyers.

Sellers agree to convey to Buyers a twenty (20) foot ingress and egress easement being ten (10) foot on either side of the following described centerline: Commencing at the West Quarter Corner of Section Eighteen (18), Township Ninety North (T90N), Range Six West (R6W) of the 5th P.M., Delaware County, Iowa; thence South along the Westerly line of Southwest Fractional Quarter (SWFR ¼) of said Section Eighteen (18), 602 feet, more or less, to a point which is 250 feet North of the most Northerly corner of Parcel C, part of the Northwest Fractional Quarter (NWFR ¼) of said Southwest Fractional Quarter (SWFR ¼) per plat recorded in Book 2006, Page 3719, also being the point of beginning; thence Easterly, parallel with the South line of said Northwest Fractional Quarter (NW FR ¼) of the Southwest Fractional Quarter (SWFR ¼) to the Easterly line thereof, to the point of termination. This driveway easement shall be installed and maintained by the Buyers and Buyers shall not put any fencing or poles along said easement. Sellers shall have access to their land on both sides of the easement without Buyers placing any obstructions for Sellers to have access to Sellers' land on both sides of the easement. Buyers shall compensate Sellers for any damage to the crops of Sellers in Buyers' use of the driveway easement. In the event Sellers should damage the driveway easement in any way, Sellers shall compensate Buyers for said damages.

Dated: October 26, 2006

HALLMARK FARMS, LTD., Seller

Melvin J. Hall pres.
President, Melvin J. Hall

Bradley J. Davis, Buyer

Linda J. Hall (See)
Secretary, Linda J. Hall

Shirley M. Fleuriet-Davis, Buyer

STATE OF IOWA, Delaware COUNTY, ss.

On this 26th day of October, 2006, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Melvin J. Hall and Linda J. Hall, to me personally known, who being by me duly sworn, did say that they are the President and Secretary of the corporation executing the within and foregoing instrument, that said instrument was signed on behalf of the corporation; and that Melvin J. Hall and Linda J. Hall as officers acknowledged the execution of the foregoing instrument to be the voluntary act and deed of the corporation by it and by them voluntarily executed.

NOTARIAL SEAL IOWA
Teresa J. Greve
COMMISSION NUMBER 142426
My Commission Expires
02-19-2008

Teresa J. Greve
Notary Public in and for the State of Iowa

STATE OF IOWA, Delaware COUNTY, ss.

This instrument was acknowledged before me on the 26th day of October, 2006, by Bradley J. Davis and Shirley M. Fleuriet-Davis.

NOTARIAL SEAL IOWA
Teresa J. Greve
COMMISSION NUMBER 142426
My Commission Expires
02-19-2008

Teresa J. Greve
Notary Public in and for the State of Iowa