Entered for taxation 12 day
of March A.D., 2010
Carla Becker, Auditor
By Pharyrabert, Deputy
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DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Ew
Jude Beaver
15346 Beaver Lane
Manchester IA 52040

REAL ESTATE CONTRACT-INSTALLMENTS

THE IOWA STATE BAR ASSOCIATION
Official Form No. 142
Recorder's Cover Sheet

Preparer Information: (name, address and phone number)
William A. Conzett, 2728 Asbury Rd, Suite 310, Dubuque, IA 52001
Phone: (563) 556-8552

Taxpayer Information: (name and complete address)
Philip Frasher, 2669 332nd Ave., Worthington IA 52078

Return Document To: (name and complete address)
Eastern Iowa Milling, L.L.C., an Iowa Limited Liability Company
Philip Frasher, 2669 332nd Ave., Worthington IA 52078

Grantors:
Greeley Enterprises, L.L.C., an Iowa
Limted Liability Company

Grantees: Eastern Iowa Milling, L.L.C., an Iowa Limied Liability Company
Philip Frasher

Legal Description: See Page 8,9 JB

Document or instrument number of previously recorded documents:

William A. Conzett

REAL ESTATE CONTRACT-INSTALLMENTS

IT IS AGREED this 3 day if March, 2010 by and between Greeley Enterprises, L.L.C., an Iowa Limited Liability Company of the County of Dubuque, State of Iowa, Sellers; and Philip Frasher of the County of Delaware, State of Iowa, Buyers;

That the Sellers, as in this contract provided, agree to sell to the Buyers, and the Buyers in consideration of the premises, hereby agree with the Sellers to purchase the following described real estate situated in the County of Delaware, State of Iowa, to-wit: See attached Legal Description together with any easements and servient estates appurtenant thereto, but with such reservations and exceptions of title as may be below stated, and certain personal property if and as may be herein described or if and as an itemized list is attached hereto and marked Exhibit A" all upon the terms and conditions following:

1. **TOTAL PURCHASE PRICE.** The Buyers agree to pay for said property the total of $ 129,000.00 due and payable at Dubuque County, Iowa, as follows:

(a) **DOWN PAYMENT** of $29,000.00 **RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED:** and

(b) **BALANCE OF PURCHASE PRICE.** $100,000.00 as follows: $1,543.04 (including principal and interest) on or before April 1, 2010, and $1,543.04 (including principal and interest) on or before the first day of each month thereafter until all sums due and owing under this contract (including principal and interest) are paid in full. Buyer may prepay without penalty.

2. **POSSESSION.** Buyers, concurrently with due performance on their part shall be entitled to possession of said premises on the 3 day of March, 2010 and thereafter so long as they shall perform the obligation of this contract. If Buyers are taking subject to the rights of lessees and are entitled to rentals therefrom on and after date of possession, so indicate by 'yes' in the space following:

3. **TAXES.** Sellers shall pay n/a 08 and any unpaid taxes thereon payable in prior years. Buyers shall pay any taxes not assumed by Sellers and all subsequent taxes before same become delinquent. Whoever may be responsible for the payment of said taxes, and the special assessments, if any, each year, shall furnish to the other parties evidence of payment of such items not later than July 15 of each year. Any proration of taxes shall be based upon the taxes for the year currently payable unless, the parties state otherwise.
(Decide, for yourself, if that formula is fair if Buyers are purchasing a lot with newly built improvements).

4. **SPECIAL ASSESSMENTS.** Sellers shall pay the special assessments against this property:

(a) Which are a lien thereon as of Date of Possession.
(b) Including all sewage disposal assessments for overage charge heretofore assessed by any municipality having jurisdiction as of date of possession.
Buyers, except as above stated, shall pay all subsequent special assessments and charges, before they become delinquent.

5. **MORTGAGE.** Any mortgage or encumbrance of a similar nature against the said property shall be timely paid by Sellers so as not to prejudice the Buyers' equity herein. Should Sellers fail to pay, Buyers may pay any such sums in default and shall receive credit on this contract for such sums so paid. MORTGAGE BY SELLERS. Sellers, their successors in interest or assigns may, and hereby reserve the right to at any time mortgage their right, title or interest in such premises or to renew or extend any existing mortgage for any amount not exceeding n/a % of the then unpaid balance of the purchase price herein provided. The interest rate and amortization thereof shall be no more onerous than the installment requirements of this contract. Buyers hereby expressly consent to such a mortgage and agree to execute and deliver all necessary papers to aid Sellers in securing such a mortgage which shall be prior and paramount to any of Buyers' then rights in said property. DEED FOR BUYERS SUBJECT TO MORTGAGE. If Buyers have reduced the balance of this contract to the amount of any existing mortgage balance on said premises, they may at their option, assume and agree to pay said mortgage according to its terms, and subject to such mortgage shall receive a deed to said premises or Sellers, at their option, any time before Buyers have made such a mortgage commitment, may reduce or pay off such mortgage. ALLOCATED PAYMENTS. Buyers, in the event of acquiring this property from an equity holder instead of a holder of the fee title, or in the event of a mortgage against said premises, reserve the right, if reasonably necessary for their protection to divide or allocate the payments to the interested parties as their interests may appear. SELLERS AS TRUSTEES. Sellers agree that they will collect no money hereunder in excess of the amount of the unpaid balance under the terms of this contract less the total amount of the encumbrance on the interest of Sellers or their assigns in said real estate and if Sellers shall hereafter collect or receive any moneys hereunder beyond such amount, they shall be considered and held as collecting and receiving said money as the agent and trustee of the Buyers for the use and benefit of the Buyers.

6. **INSURANCE.** Except as may be otherwise included in the last sentence of paragraph 1 (b) above, Buyers on and from said date of possession, shall constantly keep in force insurance, premiums therefore to be prepaid by Buyers (without notice or demand) against loss by fire, tornado and other hazards, casualties and contingencies as Sellers may reasonably require on all buildings and improvements, now on or hereafter placed on said premises and any personal property which may be the subject of this contract, in companies to be reasonably approved by Sellers in an amount not less than the full insurable value of such improvements and personal property or not less than the unpaid purchase price herein whichever amount is smaller with such insurance payable to 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 PROMPTLY DEPOSIT SUCH POLICY WITH PROPER RIDERS WITH SELLERS for the further security for the payment of the sums herein mentioned. In the event of any such casualty loss, the insurance proceeds may be used under the supervision of the Sellers to replace or repair the loss If the proceeds be adequate; if not, then some other reasonable application of such funds shall be made; but in any event such proceeds shall stand as security for the payment of the obligations herein.

7. **CARE OF PROPERTY.** Buyers shall take good care of this property; shall keep the buildings and other improvements now or hereafter placed on the said premises in good and

reasonable repair and shall not injure, destroy or remove the same during the life of this contract. Buyers shall not make any material alteration in said premises without the written consent of the Sellers. Buyers shall not use or permit said premises to be used for any illegal purpose.

8. **LIENS.** No mechanics' lien shall be imposed upon or foreclosed against the real estate described herein.

9. **ADVANCEMENT BY SELLERS.** If Buyers fail to pay such taxes, special assessments and insurance and effect necessary repairs, as above agreed, Sellers may, but need not, pay such taxes, special assessments, insurance and make necessary repairs, and all sums so advanced shall be due and payable on demand or such sums so advanced may, at the election of Sellers, be added to the principal amount due hereunder and so secured. (For Buyers' rights to make advancements, see paragraph 5 above.)

10. **JOINT TENANCY IN PROCEEDS AND SECURITY RIGHTS IN REAL ESTATE.** If and only if, the Sellers immediately preceding this sale, hold the title to the above described property in joint tenancy, and such joint tenancy has not later been destroyed by operation of law or by acts of the Sellers, this sale shall not constitute such destruction and the proceeds of this contract, and any containing and/or recaptured rights of Sellers in said real estate, shall be and continue in Sellers as joint tenants with rights of survivorship and not as tenants in common; and Buyers, in the event of the death of one of such joint tenants, agree to pay any balance of the proceeds of this contract to the surviving Seller (or Sellers) and to accept deed solely from him or them consistent with paragraph 14 below unless and except this paragraph is stricken from the agreement.

11. **SELLERS.** Spouse, if not titleholder immediately preceding this sale, shall be presumed to have executed this Instrument only for the purpose of relinquishing all rights of dower, homestead and distributive share and/or in compliance with section 561.13 Code of Iowa; and the use of the word "Sellers" in the printed portion of this contract, without more, shall not rebut such presumption, nor in any way enlarge or extend the previous interest of such Spouse in said property, or in the sale proceeds, nor bind such spouse except as aforesaid, to the terms and provisions of this contract.

12. **TIME IS OF THE ESSENCE.** Time is of the essence in this Agreement. Failure to promptly assert rights of Sellers herein shall not, however, be a waiver of such rights or a waiver of any existing or subsequent default.

13. **EXCEPTIONS TO WARRANTIES OF TITLE.** The warranties of title in any Deed made pursuant to this contract (See paragraph 14) shall be without reservation or qualification EXCEPT: (a) Zoning ordinances; (b) Such restrictive covenants as may be shown of record; (c) Easements of record, if any; (d) As limited by paragraphs 1, 2, 3 and 4 of this contract; (e) Sellers shall give Special Warranty as to the period after equitable title passes to Buyers; (f) Spouse if not titleholder, need not join in any warranties of the deed unless otherwise stipulated:

(g) NONE (Mineral Reservations of Record)

(h) MORTGAGE

14. **DEED AND ABSTRACT, BILL OF SALE.** If all said sums of money and interest are paid to Sellers during the life of this contract, and all other agreements for performance by Buyers have been complied with, Sellers will execute and deliver to Buyers a _____ Warranty Deed conveying said premises in fee simple pursuant to and in conformity with this contract and Sellers will at this time deliver to Buyers an abstract showing merchantable title, in conformity with this contract. Such abstract shall begin with the government patent (unless pursuant to the Iowa State Bar Association title standards there is a lesser requirement as to period of abstracting) to said premises and shall show title thereto in Sellers as of the date of this contract; or as of such earlier date if and as designated in the next sentence. This contract supersedes the previous written offer of Buyers to buy the above described property which was accepted by Sellers on the n/a. Sellers shall also pay the cost of any abstracting due to any act or change in the personal affairs of Sellers resulting in a change of title by operation of law or otherwise. If any personal property is a part of this agreement, then upon due performance by Buyers, Sellers shall execute and deliver a Bill of Sale consistent with the terms of this contract. Sellers shall pay all taxes on any such personal property payable in ***fourdigityrpersproptax1***, and all taxes thereon payable prior thereto.

15. **APPROVAL OF ABSTRACT.** Buyers have not examined the abstract of title to this property and such abstract is____ accepted.

16. **FORFEITURE.** 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 a lease, and may accordingly be ousted and removed as such as provided by law.

17. **FORECLOSURE AND REDEMPTION.** 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 at 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 end 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 successor 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.

18. **ATTORNEY'S FEES.** In case of any action, or in any proceedings in any Court to collect any sums payable or secured herein, or to protect the lien or title herein of Sellers, or in any other case permitted by law in which attorney's fees may be collected from Buyers, or imposed upon them, or upon the above described property, Buyers agree to pay reasonable attorneys' fees.

19. **INTEREST ON DELINQUENT AMOUNTS.** Either party will pay interest at the highest legal contract rate applicable to a natural person to the other on all amounts herein as and after they became delinquent, and/or on cash reasonably advanced by either party pursuant to the terms of this contract, as protective disbursements.

20. **ASSIGNMENT.** In case of the assignment of this contract by either of the parties, prompt notice shall be given to the other parties, who shall at the time of such notice be furnished with a duplicate of such assignment by such assignors. Any such assignment shall not terminate the liability of the assignor to perform, unless a specific release in writing is given and signed by the other party to this contract.

21. **PERSONAL PROPERTY.** If this contract includes the sale of any personal property, then in the event of the forfeiture or foreclosure of this contract, such personalty shall be considered indivisible with the real estate above described; and any such termination of Buyers' rights in said real estate shall concurrently operate as the forfeiture or foreclosure hereof against all such personal property.

22. **CONSTRUCTION.** Words and phrases herein, including acknowledgments hereof, shall be construed as in the singular or plural number, and as masculine, feminine or neuter gender, according to the context. See paragraph 11 above, for construction of the word "Sellers."

23. **RELEASE OF RIGHTS.** Each of the Seller 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.

24. **LEAD-BASED PAINT NOTICE.** If applicable, see attached Disclosure of Information on Lead-Based and/or Lead-Based Paint Hazards.

25. **SPECIAL PROVISIONS.**

SEE ADDENDUM

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 this 3 **day of March, 2010**

Executed in duplicate or triplicate

Greeley Enterprises, L.L.C., an Iowa,

By: _____
Limited Liability Company, Seller

15346 Becker Lane
Dyersville, IA 52040
Sellers' Address

Dated this 3 **day of March, 2010**

Philip Frasher, Eastern Iowa Milling L.L.C.,
and Iowa Limited Liability Company, Buyer

2669 332nd Ave.
Worthington, IA 52078
Buyers' Address

STATE OF IOWA, COUNTY OF Delaware,
This instrument was acknowledged before me on March 3, 2010, by Philip Frasher. & JUDE BECKER.

MICHELE R. AFRICA
Commission Number 742822
My Commission Expires
9-14-12

_____, Notary Public

SCHEDULE 1.1
Legal Description

Delaware County, Iowa

PARCEL I

That part of Lot 26 of Subdivision of all that part of North One-half (N 1/2) of Northwest Quarter (NW 1/4) of Section Twenty-nine (29), Township Ninety (90) North, Range Four (4) West of the Fifth P.M. as lies West from Depot Ground of the C.M.St.P.&P. RR Co., and not covered by Baker's First and Second Additions to Greeley, Iowa, described as follows: Commencing at the Northeast corner of said Lot 26, thence Southeasterly along the East line of said lot a distance of 200.2 feet, thence West a distance of 67 feet, thence North a distance of 201.6 feet to a point on the North line of said lot which is 50 feet West of the Northeast corner of said lot, thence East along the North line of said lot a distance of 50 feet to point of beginning.

PARCEL II

Lot Twenty-five (25) and the West Forty-seven (47) feet of Lot Twenty-six (26), except that part of Lot Twenty-six (26) described as commencing at the Northwest corner of said Lot Twenty-six (26), thence East Forty-seven (47) feet, thence South One Hundred Forty-four (144) feet to the point of beginning, thence West Thirty-five (35) feet, thence South Thirty (30) feet, thence East Thirty-five (35) feet, thence North Thirty (30) feet to the point of beginning; all in the Subdivision of all that part of the North Half (N 1/2) of the Northwest Quarter (NW 1/4) of Section Twenty-nine (29), Township Ninety (90) North, Range Four (4), West of the Fifth P.M., as lies West from the Depot Grounds of the Chicago, Milwaukee & St. Paul Railroad Company property, and not covered by Baker's First and Second Addition to Greeley, Iowa.

PARCEL III

That part of the subdivision of all parts of the N1/2 of the NW1/4 of Section 29, Township 90 North, Range 4 West of the 5th P.M., City of Greeley, Delaware County, Iowa, described as commencing at the intersection of the centerline of Third Street with the centerline of the former main track of Chicago, Milwaukee, St. Paul and Pacific Railroad Company, said intersection being the point of beginning; thence S3°50'40" East 277.26 feet; thence N89°03'00" West 150.53 feet to the westerly line of former right of way of said Railroad Company; thence N3° 50' 40" West along said line 249.66 feet to the south right of way line of Third Street; thence S89°03'00" East along said right of way line 100.35 feet; thence N3°50'40" West 27.60 feet to the centerline of Third Street; thence S89°03'00" East along said centerline 50.18 feet to the point of beginning, said parcel containing approximately 0.89 acre.

SUBJECT TO

A perpetual easement for roadway as granted in that certain Easement Agreement between Cargill, Incorporated, a Delaware corporation, and Edgewood Cooperative, an Iowa corporation, dated June 9, 1983.

Purchase Contract/ Addendum to Real Estate Contract

Regarding the sale of property from Greeley Enterprises LLC, % Jude Becker to Eastern Iowa Milling LLC, %Philip J. Frasher. Subject property is located at 117 W 3rd. St. Greeley, Iowa.

Parcel 0590000304700 – PT Lot 26 SUB N1/2 NW W OF RY & PT AS DESC B 113 P35 & AS DESC DR 81 P 309 and
Parcel 0590000304800 – Greeley Lot 25 & W47' LOT 26 AS DESC. B 107 P90
The attached real estate contract dated February 26, 2010 is contingent on the following conditions:

1. The seller declares that any hail damage to the subject property's building improvements has NOT been repaired and the buyer agrees to purchase the property in "as is" condition.

2. The property is being sold subject to the following Restrictive Covenant contained in the Special Warranty Deed from Cargill Inc. To Greeley Enterprises LLC dated July 1, 2008 and recorded July 2, 2008. (Bk 2008-Pg. 2096)

   " The Grantee, it's successors and assigns, will not, and will not permit any third party to use the property conveyed herein or any portion thereof for manufacture or production of any animal feed except organic livestock feed certified by the USDA as organic or high fiber pet food or for pelleting ingredients for a period of seven (7) years from the date of this Deed. This covenant shall run with the land for a period of seven (7) years from the date of this Deed. This Restrictive Covenant must appear in all Deeds transferring any interest in this property during the Restrictive Period."

3. The seller herby discloses and the buyer herby acknowledges the mortgage #7181159 on this property with Community Savings Bank.
4. The seller hereby discloses and the buyer hereby acknowledges the easements that exist as follows:
   Right of way easement as recorded in Book P, Misc., Page 5, dated June 5, 1973 and filed January 22, 1974
   Right of way easement as recorded in Book P, Misc., Page 5, dated June 5, 1973 and filed January 21, 1974
   Perpetual easement as recorded in Book P, between Cargill incorporated, a Delaware Corporation, and Edgewood Cooperative, and Iowa Corporation dated June 9th, 1983.

Buyer Eastern Iowa Milling _____ Date 2/26/2010

Seller Greeley Enterprises _____ Date 2/26/2010