Recorded: 5/29/2014 at 11:52:54.0 AM
Fee Amount: $12.00
Revenue Tax:
Delaware County, Iowa
DEBORAH PEYTON, RECORDER
BK: 2014 PG: 1234

PREPARER
INFORMATION: Breanna Clute
101 EAST UNION, PO BOX 77, EDGEWOOD, IA 52042 (563)928-6425

AFTER RECORDING RETURN TO: Community Savings Bank, 101 E Union St, PO Box 77, Edgewood, IA 52042

ASSIGNMENT AND CONVEYANCE OF REAL ESTATE CONTRACT

THIS ASSIGNMENT AND CONVEYANCE OF REAL ESTATE CONTRACT, is made on the 14th day of May, 2014 by and between Brad W Clauson and Sherri L Clauson, husband and wife, Community Savings Bank, an Iowa Banking Corporation, and Delores F Stelken, individual

Brad W Clauson and Sherri L Clauson, husband and wife, do hereby assign, transfer, convey, set over, and quit claim all of their right, title and interest in and to a Real Estate Contract dated the 1st day of November 2004, by and between Delores F Stelken, individual, and Brad W Clauson and Sherri L Clauson, husband and wife, and recorded in the office of the Delaware County Recorder on the 4th day of November 2004, in Book 2004 Page 4164 to Community Savings Bank. The Real Estate Contract deals with title to the following described real estate to-wit:

THE SOUTHWEST QUARTER (SW ¼) OF THE NORTHWEST QUARTER (NW ¼), AND THE NORTHWEST QUARTER (NW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION TWENTY (20), TOWNSHIP NINETY (90) NORTH, RANGE FIVE (5), WEST OF THE FIFTH P.M., DELAWARE COUNTY, IOWA

In consideration of a loan to be made by Community Savings Bank, which loan is to be secured wholly or partly by the Real Estate Contract referred to herein. Delores F Stelken, individual, Brad W Clauson and Sherri L Clauson, husband and wife, for themselves, their heirs, executors, administrators and assigns, hereby agree that in the event the Borrower shall make a default under this contract with the undersigned for the purchase of the above described real estate as dated and as recorded as heretofore referred to in the office of the Delaware County, Iowa Recorder's Office, the undersigned, shall, at least ninety (90) days prior to the exercise of their right of cancellation of said Contract, give written notice by certified mail, to Community Savings Bank, 101 East Union Street, PO Box 77, Edgewood, Iowa 52042, informing Community Savings Bank of said default and of their intention to cancel said Contract not less than ninety (90) days thereafter, unless said default is removed prior to said date. It is also hereby agreed that in this event or in the event Community Savings Bank exercises its right of foreclosure on the Real Estate Contract, Community Savings Bank may pay in full the amount still due on the Contract.

Delores F Stelken, individual, by affixing her signature hereto, consents to the assignment of the Real Estate Contract, in the event consent is necessary, and agrees to provide the notice described herein to Community Savings Bank in the event of default by Brad W Clauson and Sherri L Clauson and/or Delores F Stelken in the performance of and under the Real Estate Contract.

Delores F Stelken

Delores F Stelken

STATE OF IOWA, COUNTY OF DELAWARE, ss:

This instrument was acknowledged before me on the 27th day of May 2014, by Delores F Stelken, individual

Notary Public in and for the State of Iowa

DODD D. SCROGGIN
Commission Number 167888
My Commission Expires
May 5, 2017

Brad W Clauson

Sherri L Clauson

STATE OF IOWA, COUNTY OF DELAWARE, ss:

This instrument was acknowledged before me on the 14TH day of MAY 2014, by Brad W Clauson and Sherri L Clauson, husband and wife.

DODD D. SCROGGIN
Commission Number 167888
My Commission Expires
JAN 5, 2017

Notary Public in and for the State of Iowa

COMMUNITY SAVINGS BANK

Steven A. Brady
President & CEO

Jacqueline A. Johnson
Executive Vice President

STATE OF IOWA, COUNTY OF DELAWARE, ss:

This instrument was acknowledged before me on the 29th day of May 2014, by Steven A. Brady, as President and CEO of Community Savings Bank and Jacqueline A. Johnson, Executive Vice President of Community Savings Bank.

CRYSTAL K. SALOW
Commission Number 772633
My Commission Expires
4-19-15

Notary Public in and for the State of Iowa