Recorded: 12/31/2020 at 1:23:34.0 PM
County Recording Fee: $7.00
Iowa E-Filing Fee: $3.00
Combined Fee: $10.00
Revenue Tax:
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2020 PG: 4890

PREPARED BY AND RETURN TO: MICHELLE WAGNER AT LUANA SAVINGS BANK
100 HARVEST DRIVE PO BOX 68 LUANA, IA 52156-0068
(563)539-2166

NOTIFICATION AGREEMENT

IT IS AGREED this 21ST day of December, 2020, by and between the following parties: ELIZABETH J WERNER (Contract Sellers), KEVIN J & MARJORIE J WERNER (Contract Buyers), and the Luana Savings Bank, Luana, Iowa as follows:

The Contract Buyers are purchasing a certain parcel of real estate from the Contract Sellers, with the contract for the purchase of this real estate being recorded in the Officer of Recorder, DELAWARE County, IOWA in Book 2020, pages 4422 or instrument number 2020 4422.

The Luana Savings Bank, Luana, Iowa has loaned money to the Contract Buyers and has been granted a mortgage to the same real estate as is mentioned above.

The Contract Sellers have consented in writing or do hereby consent to the assignment of said real estate contract or to the granting of a mortgage on the interest of the Contract Buyers as security for the loan given by the Luana Savings Bank.

The Contract Sellers hereby agree to give written notice of Contract Buyers' default under the said real estate contract by certified mail to the Luana Savings Bank at least 90 days prior to exercising any right of forfeiture under the real estate contract and/or the Code of Iowa.

The Luana Savings Bank is hereby given the right, at its discretion to cure the default of the Contract Buyers or to make payment in full of said real estate contract in the event of default by the Contract Buyers.

The real estate contract does not provide for allowance of future advances by the Contract Seller except for taxes, insurance, costs needed to protect the security or reasonable foreclosure costs.

The provisions of the agreement are binding upon the parties hereto, their assign or successors-in-interest.

ELIZABETH J WERNER

KEVIN J WERNER
MARJORIE J WERNER

(Contract Seller)

LUANA SAVINGS BANK
BY _____
Steve Ruzicka, Assistant Vice President

(Seller Notary)
STATE of Iowa, County of Delaware
On this 21st day of December, 2020, before me, a Notary Public in the State of Iowa, personally appeared ELIZABETH J WERNER to me to be the person(s) in and who executed the foregoing instrument and acknowledged that he/she/they executed the same as his/her/their voluntary act and deed.

My Commission Expires 07-01-2021

CAROLYN KLEIN
Commission Number 790801
My Commission Expires
07-01-2021

(Buyer Notary)
STATE of Iowa, County of _____ ss
On this _____ day of December, 2020, before me, a Notary Public in the State of Iowa, personally appeared KEVIN J & MARJORIE J WERNER to me to be the person(s) in and who executed the foregoing instrument and acknowledged that he/she/they executed the same as his/her/their voluntary act and deed.

My Commission Expires 12/1/23

STEVEN J. RUZICKA
Commission Number 225777
My Commission Expires
12/1/23

(Corporate Notary)
STATE of Iowa, County of CLAYTON ss
On this _____ day of December, 2020, before me, a Notary Public in and for said County and State, personally appeared Steve Ruzicka, to me personally known, who being by me duly sworn, did say that he/she is the Vice President of said corporation; that the seal affixed thereto is the seal of said corporation; that the said instrument was signed and sealed on behalf of said corporation by authority of its Board of Directors; and that the said Steve Ruzicka as such officer, acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by them voluntarily executed.