Recorded: 2/14/2025 at 2:01:25.0 PM
County Recording Fee: $22.00
Iowa E-Filing Fee: $3.00
Combined Fee: $25.00
Revenue Tax: $0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 415

Preparer Information: Brian C. Eddy of Roberts & Eddy, P.C., 2349 Jamestown Ave., Suite 4, Independence, Iowa 50644, Tel: (319) 334-3704
Taxpayer Information: Loras B. Monaghan Revocable Trust U/A dated February 14, 2025, 2589 Hwy 13, Manchester, IA 52057
Return Document To: Brian C. Eddy of Roberts & Eddy, P.C., 2349 Jamestown Ave., Suite 4, Independence, Iowa 50644

ASSIGNMENT OF REAL ESTATE CONTRACT

This ASSIGNMENT is entered into by and between Loras B. Monaghan and Brenda K. Monaghan, husband and wife ("Assignors"), and Loras B. Monaghan, Trustee of the Loras B. Monaghan Revocable Trust U/A dated February 14, 2025 and Brenda K. Monaghan, Trustee of the Brenda K. Monaghan Revocable Trust U/A dated February 14, 2025 ("Assignees).

The Assignors hereby transfer and assign to the Assignees, Assignors' interest in the Real Estate and Assignors' interest in the Real Estate Contract dated January 14, 2019, in Book 2019, Page 96, in the records of the Delaware County, Iowa Recorder, for the sale of the real property situated in Delaware County, Iowa and legally described as:

The Northwest Fractional Quarter of the Northwest Quarter of Section 1, Township 87 North, Range 6, West of the 5th P.M., except the West 332 feet of the North 200 feet of the South 595 feet of said Northwest Fractional Quarter of the Northwest Quarter, Delaware County, Iowa (the "Real Estate");

***This Assignment are exempt according to Iowa Code 428A.2(21).**

The assignment is subject to the covenants, terms, conditions and payments contained in the above-described Real Estate Contract. The Assignors authorize and empower the Assignees, on its performance of all of the terms, conditions, covenants, and payments described in the above-described Real Estate Contract, to demand and receive of the seller the Deed covenanted to be given in the contract and hereby assigned in the same manner and with the same effect as the Assignors could have done had this assignment not been made.

Assignors do Hereby Covenant with Assignees, and successor in interest, that Assignors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; and assignor Covenants to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

IN WITNESS WHEREOF, the parties have executed this agreement as their free and voluntary act and deed, on the date indicated by each signature.

Dated: February 14, 2025

ASSIGNORS

Loras B. Monaghan

Loras B. Monaghan

Brenda K. Monaghan

Brenda K. Monaghan

ASSIGNEES

Loras B. Monaghan Revocable Trust
U/A dated February 14, 2025

Loras B. Monaghan

Loras B. Monaghan, Trustee

Brenda K. Monaghan Revocable Trust
U/A dated February 14, 2025

Brenda K. Monaghan

Brenda K. Monaghan, Trustee

STATE OF IOWA, COUNTY OF BUCHANAN:

This instrument was acknowledged before me on this 14th day of February, 2025, by Loras B. Monaghan and Brenda K. Monaghan, husband and wife.

Signature of Notary Public

BRIAN C. EDDY
Commission Number 737709
My Commission Expires
November 16, 2026

STATE OF IOWA, COUNTY OF BUCHANAN:

This instrument was acknowledged before me on this 14th day of February, 2025, by Loras B. Monaghan, Trustee of the Loras B. Monaghan Revocable Trust U/A dated February 14, 2025 and Brenda K. Monaghan, Trustee of the Brenda K. Monaghan Revocable Trust U/A dated February 14, 2025.

Signature of Notary Public

BRIAN C. EDDY
Commission Number 737709
My Commission Expires
November 16, 2026