Recorded: 12/30/2025 at 1:36:08.0 PM
County Recording Fee: $12.00
Iowa E-Filing Fee: $3.00
Combined Fee: $15.00
Revenue Tax: $0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 3585

Prepared and return to Kristin Leuchs, Fidelity Bank & Trust 110 1st Ave W, PO Box 98 Worthington, IA 52078 , (563) 855-2415

ASSIGNMENT OF PURCHASER'S EQUITY
IN CONTRACT FOR THE SALE OF REAL ESTATE

In consideration of loans in the amount of Seven Hundred Fifty Thousand and no 100 dollars ($750000) made by Fidelity Bank & Trust (hereinafter referred to as "Bank"), to the undersigned Michael E Jesenovec (hereinafter referred to as "Borrower"), of Worthington, Iowa on this 30th day of December, 2025, the Borrower hereby assigns, transfer and conveys to Bank all of the equity, title and interest in and to the following described real estate: **SEE ADDENDUM A**

together with all equity, title and interest in and to the contract or purchase covering the above described real estate, from which contract dated March 29th, 2018 recorded in the Office of the Recorder of Delaware County, Iowa as Document Number 2018-1052 on the 23rd day of April, 2018.

It is agreed by the Borrower that this Assignment shall have the same force and effect as a Real Estate Mortgage on the above described real estate, and that the undersigned hereby mortgage, pledging all of their equity, title and interest in and to the above described real estate and all the rights as Buyers under the above described real estate contract as security only for the loan set out above.

It is further agreed by the Borrower that this Assignment shall stand as security for any renewals, extensions of substitutions of the original obligation set out above, for any obligation owed to the bank on the date of this Assignment, and for any subsequent or future advances to the undersigned made by the Bank at its option.

It is also agreed by the Borrower that in the event of any default by the Borrower under the terms of the above described Real Estate Contract, Bank or its successor in interest is authorized to make payments on behalf of the undersigned that may be due of said Real Estate Contract or to take any other steps to protect its equity, and that any advancement made by the Bank for this purpose shall also be secured by this Assignment. The Borrower further agrees to immediately notify Bank of any Notice of Forfeiture, or Foreclosure of the above described Real Estate Contract served upon the undersigned and to execute any and all instruments that may be required by the Bank to protect its interest as assignee under this Assignment.

In the event of a breach of any of the above warranties or agreements, the Borrower agrees to indemnify and save the Bank harmless against all claims, demands, loss and liability howsoever arising out of the Contract and to pay the Bank upon demand, the balance unpaid on the Contract and, in the event of suit, all costs and reasonable attorney fees.

Dated this 30th day of December, 2025.

FIDELITY BANK & TRUST CORPORATE SEAL DUBUQUE, IOWA

Michael E Jesenovec

State of **Iowa**)
) ss
County of Dubuque)

JEREMY R OLBERDING
Notarial Seal - Iowa
Commission Number 859257
My Commission Expires Sep 30, 2027

On this 30th day of December, 2025, before me, the undersigned, a Notary Public in and for Dubuque County, Iowa, personally appeared Michael E Jesenovec, to me known to be the persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

Witness my hand and notary seal the day and year last above written.

Notary Public in and for Dubuque County, **Iowa**

ADDENDUM A

ALL THAT PART OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION TWENTY SEVEN (27), TOWNSHIP EIGHTY SEVEN (87) NORTH, RANGE THREE (3), WEST OF THE FIFTH P.M., LYING WEST OF THE RAILROAD RIGHT OF WAY AND NORTH OF THE NORTH LINE OF LANGWORTHY STREET IN SAND SPRING, IOWA, EXCEPT THAT PART OF RAIL ROAD AVENUE LYING SOUTH OF THE NORTH LINE OF CENTER STREET; AND LOTS TWO HUNDRED ELEVEN (211) TO TWO HUNDRED NINETEEN (219) INCLUSIVE, AND THAT PART OF ROCK STREET AS VACATED WHICH LIES SOUTH OF AND ADJACENT TO SAID LOTS TWO HUNDRED ELEVEN (211) AND TWO HUNDRED NINETEEN (219) ALL IN SAND SPRING, IOWA, ACCORDING TO PLAT RECORDED IN BOOK I L.D., PAGES 220-221; AND COMMENCING AT THE INTERSECTION OF THE WEST LINE OF FOURTH STREET WITH THE SOUTH LINE OF ROCK STREET (VACATED) IN SAND SPRING, IOWA, THENCE RUNNING NORTHWESTERLY ALONG THE SOUTH LINE OF ROCK STREET (VACATED) TO THE EASTERLY LINE OF THE RAILROAD RIGHT OF WAY, THENCE AT RIGHT ANGLES SOUTHERLY ALONG THE EASTERLY LINE OF THE RAILROAD RIGHT OF WAY TO THE POINT OF INTERSECTION OF AN EXTENSION OF THE NORTH LINE OF LOT TWO HUNDRED THIRTY (230), SAND SPRING, THENCE AT RIGHT ANGLES EASTERLY TO THE NORTHEAST CORNER OF SAID LOT TWO HUNDRED THIRTY (230), THENCE AT RIGHT ANGLES SOUTHERLY TO THE SOUTHEAST CORNER OF LOT TWO HUNDRED THIRTY ONE (231), SAND SPRING THENCE AT RIGHT ANGLES EASTERLY ALONG THE NORTH LINE OF SPRING STREET TO THE INTERSECTION WITH THE WEST LINE OF FOURTH STREET, THENCE NORTHERLY ALONG SAID WEST LINE OF FOURTH STREET TO THE POINT OF BEGINNING, WHICH DESCRIPTION ALSO INCLUDES LOTS TWO HUNDRED FIVE (205) AND TWO HUNDRED SIX (206), SAND SPRING, IOWA; AND COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER (NW ¼) OF SECTION TWENTY SEVEN (27), TOWNSHIP EIGHTY SEVEN (87) NORTH, RANGE THREE (3), WEST OF THE FIFTH P.M., RUNNING THENCE WEST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER (NW ¼) TO THE EAST LINE OF FOURTH STREET, THENCE SOUTHERLY ALONG THE EAST LINE OF FOURTH STREET TO THE INTERSECTION WITH THE SOUTH LINE OF SPRING STREET, THENCE NORTHWESTERLY ALONG THE SOUTH LINE OF SPRING STREET EIGHTY ONE (81) FEET, THENCE SOUTHWESTERLY TO A POINT ON THE EAST LINE OF THE RAILROAD RIGHT OF WAY WHICH IS ONE HUNDRED NINETEEN (119) FEET SOUTHWESTERLY FROM THE SOUTH LINE OF SPRING STREET, THENCE SOUTHERLY ALONG THE EAST LINE OF THE RAILROAD RIGHT OF WAY TWO HUNDRED NINETY FOUR AND FIVE-TENTHS (294.5) FEET, THENCE AT RIGHT ANGLES EASTERLY FIVE HUNDRED FIFTY EIGHT (558) FEET, THENCE AT RIGHT ANGLES NORTHERLY TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER (NE ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SAID SECTION TWENTY SEVEN (27) WHICH IS SEVEN HUNDRED NINE (709) FEET WEST OF THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER (NE ¼) OF THE NORTHWEST QUARTER (NW ¼), THENCE EAST TO SAID SOUTHEAST CORNER OF SAID NORTHEAST QUARTER (NE ¼) OF THE NORTHWEST QUARTER (NW 1/4), THENCE NORTH TO THE POINT OF BEGINNING; AND THE NORTHWEST QUARTER (NW ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION TWENTY SEVEN (27), TOWNSHIP EIGHTY SEVEN (87) NORTH, RANGE THREE (3), WEST OF THE FIFTH P.M.; EXCEPT PARCEL C PART OF THE NORTHEAST QUARTER (NE ¼) OF THE NORTHWEST QUARTER (NW ¼), SECTION TWENTY-SEVEN (27), TOWNSHIP EIGHTY-SEVEN NORTH (T87N), RANGE THREE WEST (R3W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA, ACCORDING TO PLAT RECORDED IN BOOK 2005, PAGE 3350; ALSO EXCEPT ANY PART INCLUDED IN PARCEL 2018-125 COMPRISED OF LOTS 230 AND 231, PART OF PLATTED EAST AVENUE, PART OF PLATTED SPRING STREET, PART OF THE PLATTED ALLEY BETWEEN EAST AVENUE AND FOURTH STREET, AND PART OF THE ABANDONED RAILROAD RIGHT OF WAY, ALL IN THE UNINCORPORATED TOWN OF SAND SPRINGS, DELAWARE COUNTY, IOWA, ALSO PART OF THE NORTHWEST QUARTER (NW ¼) OF SECTION TWENTY-SEVEN (27), TOWNSHIP EIGHTY-SEVEN NORTH (T87N), RANGE THREE WEST (R3W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA, ACCORDING TO PLAT RECORDED IN BOOK 2018, PAGE 3509