



BRANDY MACUMBER, COUNTY RECORDER  
MADISON COUNTY IOWA

Prepared By: Scott M. Wood 511 SW 3<sup>rd</sup> St., Ankeny, IA 50023, (515) 964-4277  
Return To: ~~Scott M. Wood 511 SW 3<sup>rd</sup> St., Ankeny, IA 50023~~  
Address Tax Statements: Selman Family Trust, 1115 Prairieview Avenue, Van Meter, IA 50261

✓ SAM HOBSON  
380 NE 60TH AVE  
JM IA 50913

### MEMORANDUM OF REAL ESTATE CONTRACT

In Re: Parcel "C" located in the Northeast Quarter (1/4) of the Northeast Quarter (A) of Section Nine (9), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 3.50 acres, as shown in Plat of Survey filed in Book 2024, Page 964 on May 3, 2024, in the Office of the Recorder of Madison County, Iowa.

Property Address: 1115 Prairieview Avenue, Van Meter, IA 50261

Samuel L. Hobson, Trustee of the Samuel L. Hobson Trust u/a dated 11/5/12, and Janet S. Hobson, Trustee of the Janet S. Hobson Trust u/a dated 11/5/12, (each having an undivided one-half interest) VENDORS, hereby sell and convey to John Francis Selman and Meredith Alexis Selman, Trustees of Selman Family Trust, VENDEE, subject to the terms and conditions of one Real Estate Contract dated 7-1-2024, the real estate described above.

NOTICE IS HEREBY GIVEN: That on 7-1-2024, the Vendors and Vendees listed above entered into a real estate contract for the purchase and sale of the above referenced real estate. Vendors are conveying all of their interest therein. The length of the contract is for 30 years, with the first payment to be made on July 1, 2024. Upon default Vendors are entitled to forfeiture pursuant to Iowa Code Chapter 656.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: 7-1-2024

Samuel L. Hobson Trust, VENDOR

Janet S. Hobson Trust, VENDOR

Samuel L. Hobson, Trustee

Janet S. Hobson, Trustee

Selman Family Trust, VENDOR

John Francis Selman, Trustee

Meredith Alexis Selman, Trustee

STATE OF IOWA, COUNTY OF POLK ) ss:

Subscribed and sworn to before me by Samuel L. Hobson, as Trustee, and by Janet S. Hobson, as Trustee, on 2-1-2024.



Scott M. Wood  
Notary Public in and for the State of Iowa

STATE OF IOWA, COUNTY OF POLK ) ss:

Subscribed and sworn to before me by John Francis Selman, as Trustee, and by Meredith Alexis Selman, as Trustee, on 2-1-2024.



Scott M. Wood  
Notary Public in and for the State of Iowa