

THE IOWA STATE BAR ASSOCIATION
Official Form No. 143

Jerrold B. Oliver ISBA # 04132

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FILED NO. 004270

BOOK 142 PAGE 544

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MICHELLE UTSLEP
RECORDER
MADISON COUNTY, IOWA

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Preparer Information Jerrold B. Oliver, P.O. Box 230, Winterset, Iowa 50273, (515) 462-3731

Individual's Name Street Address City Phone



Address Tax Statement: ✓ N IVYL RANSOM
3214 VALLEY VIEW AVE TRURO IA 50257

SPACE ABOVE THIS LINE
FOR RECORDER

REAL ESTATE CONTRACT (SHORT FORM)

IT IS AGREED between
MARVIN G. PHILLIPS and MARY E. PHILLIPS, Husband and Wife

("Sellers"); and
IVYL RANSOM AND KATHRINE RANSOM, as Joint Tenants with Full Right of Survivorship and not as Tenants in Common

("Buyers").

Sellers agree to sell and Buyers agree to buy real estate in Madison County, Iowa, described as:

SEE EXHIBIT "A" ATTACHED HERETO.

with any easements and appurtenant servient estates, but subject to the following: a. any zoning and other ordinances, b. any covenants of record, c. any easements of record for public utilities, roads and highways, and d. (consider, liens, mineral rights, other easements; interest of others.);

Leases to City of Truro for real estate described on Exhibit "B" attached hereto.
(the "Real Estate"), upon the following terms:

1. **PRICE.** The total purchase price for the Real Estate is One Hundred Forty-Five Thousand and 0/100 Dollars (\$ 145,000.00) of which Fifteen Thousand and 0/100 Dollars (\$ 15,000.00) has been paid. Buyers shall pay the balance to Sellers at _____ or as directed by Sellers, as follows:
\$14,273.50 on April 1 of each year beginning April 1, 2001, until April 1, 2010, when the entire unpaid balance shall be due and payable. Said yearly payment shall be applied first to the interest then unpaid and next upon the balance of the principal.

2. **INTEREST.** Buyers shall pay interest from April 1, 2000 on the unpaid balance, at the rate of 7 percent per annum, payable annually as set forth above. Buyers shall also pay interest at the rate of _____ percent per annum on all delinquent amounts and any sum reasonably advanced by Sellers to protect their interest in this contract, computed from the date of the delinquency or advance.

3. **REAL ESTATE TAXES.** Sellers shall pay Nine-twelfths (9/12) of the taxes payable in the fiscal year beginning July 1, 2000

and any unpaid real estate taxes payable in prior years. Buyers shall pay all subsequent real estate taxes. Any proration of real estate taxes on the Real Estate shall be based upon such taxes for the year currently payable unless the parties state otherwise.

4. **SPECIAL ASSESSMENTS.** Sellers shall pay all special assessments which are a lien on the Real Estate as of the date of this contract or _____. All other special assessments shall be paid by Buyers.

5. **POSSESSION CLOSING.** Sellers shall give Buyers possession of the Real Estate on April 1st 2000, provided Buyers are not in default under this contract. Closing shall be on _____.

6. **INSURANCE.** Sellers shall maintain existing insurance upon the Real Estate until the date of possession. Buyers shall accept insurance proceeds instead of Sellers replacing or repairing damaged improvements. After possession and until full payment of the purchase price, Buyers shall keep the improvements on the Real Estate insured against loss by fire, tornado, and extended coverage for a sum not less than 80 percent of full insurable value payable to the Sellers and Buyers as their interests may appear. Sellers' interest shall be protected in accordance with a standard or union-type loss payable clause. Buyers shall provide Sellers with evidence of such insurance.

7. **ABSTRACT AND TITLE.** Sellers, at their expense, shall promptly obtain an abstract of title to the Real Estate continued through the date of this contract _____, and deliver it to Buyers for examination. It shall show merchantable title in Sellers in or conformity with this contract, Iowa law and the Title Standards of the Iowa State Bar Association. The abstract shall become the property of the Buyers when the purchase price is paid in full, however, Buyers reserve the right to occasionally use the abstract prior to full payment of the purchase price. Sellers shall pay the costs of any additional abstracting and title work due to any act or omission of Sellers, including transfers by or the death of Sellers or their assignees.

8. **FIXTURES.** All property that integrally belongs to or is part of the Real Estate, whether attached or detached, such as light fixtures, shades, rods, blinds, awnings, windows, storm doors, screens, plumbing fixtures, water heaters, water softeners, automatic heating equipment, air conditioning equipment, wall to wall carpeting, built-in items and electrical service cable, outside television towers and antenna, fencing, gates and landscaping shall be considered a part of Real Estate and included in the sale except. (consider rental items) _____

9. **CARE OF PROPERTY.** Buyers shall take good care of the property; shall keep the buildings and other improvements now or later placed on the Real Estate in good and reasonable repair and shall not injure, destroy or remove the property during the term of this contract. Buyers shall not make any material alteration to the Real Estate without the written consent of the Sellers

10. **DEED.** Upon payment of purchase price, Sellers shall convey the Real Estate to Buyers or their assignees, by warranty deed, free and clear of all liens, restrictions, and encumbrances except as provided herein. Any general warranties of title shall extend only to the date of this contract, with special warranties as to acts of Sellers continuing up to time of delivery of the deed.

11. **REMEDIES OF THE PARTIES.** a. If Buyers fail to timely perform this contract, Sellers may, at Sellers' option, forfeit Buyers' rights in this contract as provided in the Iowa Code, and all payments made by Buyers shall be forfeited. If Buyers fail to timely perform this contract, Sellers, at their option, may elect to declare the entire balance immediately due and payable after such notice, if any, as may be required by Chapter 654, The Code. Thereafter this contract may be foreclosed in equity and the court may appoint a receiver to take immediate possession of the property and of the revenues and income accruing therefrom and to rent or cultivate the same as the receiver may deem best for the interest of all parties concerned, and such receiver shall be liable to account to Buyers only for the net profits, after application of rents, issues and profits from the costs and expenses of the receivership and foreclosure and upon the contract obligation

It is agreed that if this contract covers less than ten (10) acres of land, and in the event of the foreclosure of this contract and sale of the property by sheriff's sale in such foreclosure proceedings, the time of one year for redemption from said sale provided by the statutes of the State of Iowa shall be reduced to six (6) months provided the Sellers, in such action file an election to waive any deficiency judgment against Buyers which may arise out of the foreclosure proceedings; all to be consistent with the provisions of Chapter 628 of the Iowa Code. If the redemption period is so reduced, for the first three (3) months after sale such right of redemption shall be exclusive to the Buyers, and the time periods in Sections 628.5, 628.15 and 628.16 of the Iowa Code shall be reduced to four (4) months.

It is further agreed that the period of redemption after a foreclosure of this contract shall be reduced to sixty (60) days if all of the three following contingencies develop: (1) The real estate is less than ten (10) acres in size, (2) the Court finds affirmatively that the said real estate has been abandoned by the owners and those persons personally liable under this contract at the time of such foreclosure; and (3) Sellers in such action file an election to waive any deficiency judgment against Buyers or their successor in interest in such action. If the redemption period is so reduced, Buyers or their successors in interest or the owner shall have the exclusive right to redeem for the first thirty (30) days after such sale, and the time provided for redemption by creditors as provided in Sections 628.5, 628.15 and 628.16 of the Iowa Code shall be reduced to forty (40) days. Entry of appearance by pleading or docket entry by or on behalf of Buyers shall be presumption that the property is not abandoned. Any such redemption period shall be consistent with all of the provisions of Chapter 628 of the Iowa Code. This paragraph shall not be construed to limit or otherwise affect any other redemption provisions contained in Chapter 628 of the Iowa Code.

b. If Sellers fail to timely perform their obligations under this contract, Buyers shall have the right to terminate this contract and have all payments made returned to them.

c. Buyers and Sellers are also entitled to utilize any and all other remedies or actions at law or in equity available to them.

d. In any action or proceeding relating to this contract the successful party shall be entitled to receive reasonable attorney's fees and costs as permitted by law.

12. **JOINT TENANCY IN PROCEEDS AND IN REAL ESTATE.** If Sellers, immediately preceding this contract, hold title to the Real Estate in joint tenancy with full right of survivorship, and the joint tenancy is not later destroyed by operation of law or by acts of Sellers, then the proceeds of this sale, and any continuing or recaptured rights of Sellers in the Real Estate, shall belong to Sellers as joint tenants with full right of survivorship and not as tenants in common, and Buyers, in the event of the death of either Seller, agree to pay any balance of the price due Sellers under this contract to the surviving Seller and to accept a deed from the surviving Seller consistent with paragraph 10.

13. **JOINDER BY SELLER'S SPOUSE.** Seller's spouse, if not a titleholder immediately preceding acceptance of this offer, executes this contract only for the purpose of relinquishing all rights of dower, homestead and distributive shares or in compliance with Section 561.13 of the Iowa Code and agrees to execute the deed for this purpose.

14. **TIME IS OF THE ESSENCE.** Time is of the essence in this contract.

15. **PERSONAL PROPERTY.** If this contract includes the sale of any personal property, Buyers grant the Sellers a security interest in the personal property and Buyers shall execute the necessary financing statements and deliver them to Sellers.

16. **CONSTRUCTION.** Words and phrases in this contract shall be construed as in the singular or plural number, and as masculine, feminine or neuter gender, according to the context.

17. **RELEASE OF RIGHTS.** Each of the Buyers hereby relinquishes all rights of dower, homestead and distributive share in and to the property and waives all rights of exemption as to any of the property

18. **ADDITIONAL PROVISIONS.**

a. The parties agree that Buyers shall not make any prepayment on this contract until after December 31, 2004. After such date, Buyers shall have the right to make additional payments on the contract at any time.

b. If Buyers sell any portion of the above-described real estate, the proceeds shall be applied to the balance due on this contract.

c. If Buyers sell all of the above-described real estate, Sellers shall have the right to declare the entire unpaid balance to be immediately due and payable.

I UNDERSTAND THAT HOMESTEAD PROPERTY IS IN MANY CASES PROTECTED FROM THE CLAIMS OF CREDITORS AND EXEMPT FROM JUDICIAL SALE; AND THAT BY SIGNING THIS CONTRACT, I VOLUNTARILY GIVE UP MY RIGHT TO THIS PROTECTION FOR THIS PROPERTY WITH RESPECT TO CLAIMS BASED UPON THIS CONTRACT.

Dated: _____

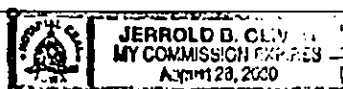
Dated: _____

Marvin G. Phillips
Maryin G. Phillips
Mary E. Phillips
Mary E. Phillips
SELLERS

Ivyl Ransom
Ivyl Ransom
Kathrine A. Ransom
Kathrine Ransom
BUYERS

STATE OF Iowa COUNTY OF MADISON ss:

This instrument was acknowledged before me on May 15, 2000 by Marvin G. Phillips and Mary E. Phillips



Jerrold D. Clay
Notary Public

EXHIBIT "A"

The North Half ($\frac{1}{2}$) of the Southeast Quarter ($\frac{1}{4}$); except that part platted and dedicated to the Town of Truro (Ego); except a tract of land commencing 30 feet West of the Northwest corner of Block 1 of Hull's Addition to the Town of Truro, which point is 42 rods and 7 feet south and 27 rods and $13\frac{1}{2}$ feet West of the Northeast corner of the Southeast Quarter ($\frac{1}{4}$) of Section Sixteen (16), and running thence West parallel with the South line of said Section, 132 feet, thence South 160 feet, thence East parallel with said South line of said Section, 132 feet, thence North 160 feet to the point of beginning; and except the North 180 feet of the South 190 feet of the East 167 feet thereof; and the Southeast Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$), except a tract commencing at the Northeast corner thereof and running thence West 500 feet, thence Southeast to the East line of the said 40-acre tract, thence North 357.8 feet to the place of beginning; and the Northeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$); and the Southeast Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$), except the North 17 rods of the South $35\frac{1}{2}$ rods of the East $7\frac{1}{2}$ rods thereof, in Section Sixteen (16), in Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; **AND**

The West 480 Feet in width of the South Half ($\frac{1}{2}$) of the Southwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Sixteen (16) in Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; **AND**

All that part of the South 322 Feet of the East 819 feet of the Southwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) and of the West 40 feet of the Southeast Quarter ($\frac{1}{4}$) of said Northeast Quarter ($\frac{1}{4}$) of Section Sixteen (16) lying South and West of the Public Highway and containing 2.63 acres more or less, in Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa,

EXCEPT that part of the West 480 feet of the South One-half ($\frac{1}{2}$) of the Southwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Sixteen (16), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Truro, Iowa, described as follows: Commencing at the Northwest Corner of the Southwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of said Section Sixteen (16); thence on an assumed bearing of North $86^{\circ}22'35''$ East along the North line of said Southwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) a distance of 194.48 feet to the point of beginning; thence North $86^{\circ}22'35''$ East along said North line 286.41 feet to the East line of the West 480.00 feet of said Southwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$); thence South $00^{\circ}07'24''$ East along said East line 211.33 feet to the Northerly line of Madison County Highway G 68; thence Northwesterly 345.74 feet along said Northerly line and a nontangential curve, concave Northeasterly, said curve has a radius of 2242.00 feet, a central angle of $08^{\circ}50'08''$, a chord 345.40 feet in length bearing North $55^{\circ}59'02''$ West to the point of beginning.

AND EXCEPT Parcel "A", located in the East Half ($\frac{1}{2}$) of the Southeast Quarter ($\frac{1}{4}$) of Section Sixteen (16), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Beginning at the Northeast corner of the Southeast Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of Section Sixteen (16), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; thence North $0^{\circ}00'12''$ West, 22.00 feet along the East line of the Northeast Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of said Section Sixteen (16); thence South $85^{\circ}53'12''$ West, 189.70 feet; thence South $0^{\circ}00'12''$ West, 172.23 feet; thence North $88^{\circ}28'40''$ East, 189.28 feet to the point on the East line of the Southeast Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of said Section Sixteen (16); thence North $0^{\circ}00'11''$ East, 158.81 feet along the East line of the Southeast Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of said Section Sixteen (16) to the Point of Beginning. Said parcel contains 0.767 acres, including 0.136 acres of County Road right-of-way.

EXHIBIT "B"

Commencing at a point sixteen (16) feet South of the Southeast Corner of Lot One (1), Block One (1) of Hull's Addition to the Town of Truro, Iowa, thence West Forty (40) feet, thence South Sixty-four (64) feet, thence East Forty (40) feet, thence North Sixty-four (64) feet to point of beginning, Madison County, Iowa