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MICHELLE UTSLER, COUNTY RECORDER
MADISON IOWA

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Type of Document: ASSIGNMENT AND CONVEYANCE OF INTEREST

JAN HARMON 2400 NW 86TH #17 Des Moines IA 50322

Preparer Information: (Individual's Name, Street Address, City, Zip, Phone) 515-278-8808

ACTION FINANCIAL SERVICES INC 2400 NW 86TH #17 Des Moines IA 50322

Taxpayer Information: (Individual's Name, Street Address, City, Zip, Phone)

ACTION FINANCIAL SERVICES INC 2400 NW 86TH #17 Des Moines IA 50322

Return Document to: (Individual's Name, Street Address, City, Zip, Phone)

Grantors: ASSIGNORS

DENNIS + LORI TRAMMELL
DENNIS + LORI TRAMMELL

Grantees: ASSIGNEE

ACTION FINANCIAL SERVICES INC

Legal Description:

See attached Assignment

Book & Page Reference:

Deed Book 130 Page 611

Contract Book 2004 Page 3533

J. Harmon Action Financial Services, Inc. 2400 NW 86th #17, Des Moines, Ia. 50322 515-278-8808
Individual's Name Street Address City, State, Zip Phone #
Return to: Action Financial Services, Inc. 2400 NW 86th #17, Des Moines, Ia. 50322
Tax Statement: Action Financial Services, Inc. 2400 NW 86th #17, Des Moines, Ia. 50322

ASSIGNMENT AND CONVEYANCE OF INTEREST

This ASSIGNMENT AND CONVEYANCE OF INTEREST, dated this 8th day of September, 2005 by and between Dennis W. Trammell and Lori A. Trammell ("Assignors") and Action Financial Services, Inc. an Iowa Corporation ("Assignees")

For One Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Assignors hereby assign, quit claim, sell and transfer to Assignee all of their right, title and interest in and to a certain real estate contract between Dennis W. Trammell and Lori A. Trammell, vendor, to PLS Investments, Inc. an Iowa Corporation vendees, dated July 30, 2004 filed for record July 30th, 2004 in Book 2004, Page 3533 and vested in Dennis W. Trammell and Lori A. Trammell, by virtue of a Warranty Deed filed 11/12/92, and recorded in Book 130, Page 671 in the records of the Madison County Recorder (including but not necessarily limited to, any personal property rights of Assignors appurtenant to the below-described real estate, all unpaid contract payments as of the date of this assignment, and the right to sue and collect on all past unpaid legal fees, unpaid service of process, and unpaid costs), and to certain real-estate located in Madison County, Iowa, to-wit:

A parcel of land in the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Ten (10), in Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa more particularly described as follows: Beginning at the West Quarter (1/4) Corner of Section Ten (10) Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa thence along the West Line of the Southwest Quarter (1/4) of said Section Ten (10), South 00°00'0" 367.37 feet thence South 90°00'00" East, 192.00 feet, thence North 00°00'00", 112.41 feet, thence North 69°55'41" East, 78.26 feet, thence South 88°53'29" East, 584.50 feet, thence North 77°43'20" East, 361.82 feet, thence North 00°35'17" East, 137.39 feet to the North Line of the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of said Section Ten (10), thence along said North Line, North 88°48'25" West, 1,205.11 feet to the point of beginning, said parcel of land contains 6.450 Acres including 0.337 Acres of County Road Right of Way.

Locally known as 1146 Prairieview Ave. Van Meter, Ia. 50261

Assignors warrant to Assignee that the above-referenced real estate contract is the senior lien on the above-described real estate except for any unpaid real estate taxes, and that no other liens have priority over said real estate contract.

Assignors warrant to Assignee that the outstanding balance on the real estate contract as of 9/6/03 is \$ 66,560.40 plus interest. The parties agree that Assignee shall receive all payments after 9/6/05.

Assignee acknowledges receipt of originally executed real estate contract described above. Assignors warrant to Assignee that said real estate contract is legitimate and legally binding on the parties to said contract.

Assignee, by its acceptance of this assignment agrees to assume and perform all obligations of Seller under said real estate contract, and further agrees to hold Assignors harmless therefrom.

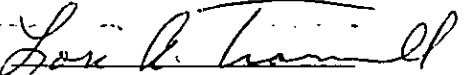
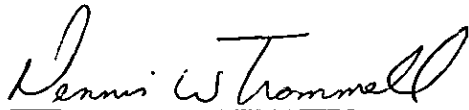
Assignors are aware that Richard K. Hansen President of Dynamic Enterprises Corporation and Action Financial Services, Inc., is a licensed Real Estate agent and Attorney. Assignors should feel free to contact their professionals.

Assignor warrants that the escrow balance is \$ 0 as of 9/6/05 and has been transferred to Assignee.

Any spouse executing this Assignment who is not a titleholder shall be presumed to have executed this instrument only for the purpose of relinquishing all rights of dower, homestead and distributive share and/or in compliance with Iowa Code 561.13.

IN WITNESS WHEREOF, the parties have executed this Agreement effective as of the date and year first above written.

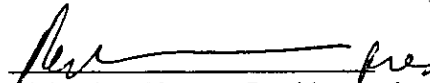
ASSIGNORS



Dennis W. Trammel and Lori A. Trammell

This "Assignment and Conveyance of Interest" is hereby accepted this 7th day of September, 2005

ACTION FINANCIAL SERVICES, INCORPORATION

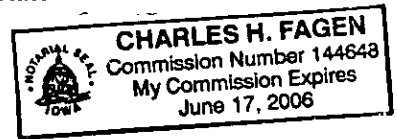


Richard K. Hansen, President and Secretary

STATE OF IOWA, COUNTY OF Polk, ss:

On this 8th day of September, 2005, before me the undersigned, a Notary Public in and for the State of Iowa, personally appeared Richard K. Hansen, to me personally known, who, being by me duly sworn, did say that he is the President and Secretary respectively of Action Financial Services, Inc., executing the within and foregoing instrument to which this is attached, that no seal has been procured by this said corporation; that said instrument was signed on behalf of said corporation by authority of its Board of Directors; and that the said Richard K. Hansen as such officer acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by him voluntarily executed.

Charles H. Fagen
Notary Public in and for the State
of Iowa



STATE OF IOWA, COUNTY OF ~~POLK~~ Dallas, ss:

This instrument was acknowledged before me on 8th day of September, 2005, by Dennis W. Trammell and Lori A. Trammell husband and wife.

Charles H. Fagen
Notary Public in and for the State
of Iowa

