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MADISON IOWA

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Real Estate Contract - Short Form

THE IOWA STATE BAR ASSOCIATION
Official Form No. 143
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

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

Taxpayer Information: (Name and complete address)

Frank L. Campbell
PO BOX 94
Humeston, IA 50123

Return Document To: (Name and complete address)

✓ Jerrold B. Oliver
PO BOX 230
Winterset, IA 50273

Grantors:

A.J. Severeid, Trustee of A&M Trust

Grantees:

Frank L. Campbell

Legal description: See Page 2

Document or instrument number of previously recorded documents:

THE IOWA STATE BAR ASSOCIATION
Official Form No. 143

Jerrold B. Oliver ISBA # 04132

FOR THE LEGAL EFFECT OF THE USE OF
THIS FORM, CONSULT YOUR LAWYER



REAL ESTATE CONTRACT (SHORT FORM)

IT IS AGREED between A.J. Severeid, Trustee of the A&M Trust

("Sellers"); and

Frank L. Campbell

("Buyers").

Sellers agree to sell and Buyers agree to buy real estate in

Madison

County, Iowa, described as:

See Exhibit "A" Attached.

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.)

(the "Real Estate"), upon the following terms:

1. PRICE. The total purchase price for the Real Estate is Two Hundred Fifty Thousand and 0/100

Dollars (\$ 250,000.00) of which

Five Hundred and 0/100

Dollars (\$ 500.00) has been paid. Buyers shall pay the balance to Sellers at

30788 Deer Drive,

Huxley, IA 50124

or as directed by Sellers, as follows:

\$4,500.00 on September 20, 2005, and then \$78,340.00 on September 28, 2005, \$83,330.00 on September 28, 2006, \$83,330.00 on September 28, 2007.

In addition to the above principal payments, buyer shall pay interest as provided in paragraph 2.

2. **INTEREST.** Buyers shall pay interest from September 28, 2005 on the unpaid balance, at the rate of 7 percent per annum, payable annually. Buyers shall also pay interest at the rate of 7 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.
Payable in the fiscal year beginning July 1, 2006, prorated to date of possession.

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 October 15, 2005, provided Buyers are not in default under this contract. Closing shall be on October 15, 2005.

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. 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 (a) fail to make the payments aforesaid, or any part thereof, as same become due; or (b) fail to pay the taxes or special assessments or charges, or any part thereof, levied upon said property, or assessed against it, by any taxing body before any of such items become delinquent; or (c) fail to keep the property insured; or (d) fail to keep it in reasonable repair as herein required; or (e) fail to perform any of the agreements as herein made or required; then Sellers, in addition to any and all other legal and equitable remedies which they may have, at their option, may proceed to forfeit and cancel this contract as provided by law (Chapter 656 Code of Iowa). Upon completion of such forfeiture Buyers shall have no right of reclamation or compensation for money paid, or improvements made; but such payments and/or improvements if any shall be retained and kept by Sellers as compensation for the use of said property, and/or as liquidated damages for breach of this contract; and upon completion of such forfeiture, if the Buyers, or any other person or persons shall be in possession of said real estate or any part thereof, such party or parties in possession shall at once peacefully remove therefrom, or failing to do so may be treated as tenants holding over, unlawfully after the expiration of lease, and may accordingly be ousted and removed as such as provided by law.

b. 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. Upon completion of such forfeiture Buyers shall have no right of reclamation or compensation for money paid, or improvements made; but such payments and for improvements if any shall be retained and kept by Sellers as compensation for the use of said property, and/or as liquidated damages for breach of this contract; and upon completion of such forfeiture, if Buyers, or any other person or persons shall be in possession of said real estate or any part thereof, such party or parties in possession shall at once peacefully remove therefrom, or failing to do so may be treated as tenants holding over, unlawfully after the expiration of a lease, and may accordingly be ousted and removed as such as provided by law.

c. 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.

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

e. 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.

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: _____, _____ BUYERS

Dated: _____, _____ BUYERS

18. ADDITIONAL PROVISIONS.
See I in Addendum

Dated: Sept 7, 2005
A.J. Severeid Frank L. Campbell
A.J. Severeid, Trustee of A&M Trust Frank L. Campbell
SELLERS BUYERS

STATE OF _____, COUNTY OF _____
This instrument was acknowledged before me on _____, by,

_____, Notary Public

Addendum

1. A. Seller shall retain possession of crop land until after harvest of crops at which time buyer shall be given possession.
- B. Seller shall have the right to leave any personal property owned by seller on the premises until April 1, 2006.
- C. Seller agrees to put a deed in escrow to be delivered to buyer upon payment of the purchase price in full. The Escrow Agent is to be designated by seller.
- D. The parties understand and agree that the following described real estate:

Legal Description attached hereto and marked Exhibit "B"

is presently subject to a Real Estate Contract with another buyer. The seller is in the process of forfeiting said Real Estate Contract. Seller shall use all reasonable efforts to forfeit said Real Estate Contract. In the event that the seller is unable to complete the forfeiture of said contract the seller shall have the right to terminate this agreement with respect to real estate described in this paragraph at any time and for any reason upon three days written notice. In the event the seller exercises this right to terminate with respect to said real estate, this agreement shall be modified to provide that the real estate being sold by seller to buyer shall be the real estate described on Exhibit "A" attached hereto, except the real estate described in Exhibit "B". The purchase price shall be changed to \$190,000.00 and the annual payments adjusted accordingly. The other terms and conditions of this contract shall remain in full force and effect.

EXHIBIT "A"

The South Half ($\frac{1}{2}$) of the Southwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) and all that part of the West Half ($\frac{1}{2}$) of the Southeast Quarter ($\frac{1}{4}$) lying and being North of the right of way granted to the Des Moines, Winterset & Southwestern Railroad Company (except all that part of the Southwest Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) which lies South of the South line of the Public Highway known as Highway No. 92 and North of said Railroad right of way, excepting from the East end thereof the portion at one time used for public highway which is now abandoned, containing $\frac{3}{4}$ acres, more or less); all of Section Twenty-nine (29), in Township Seventy-six (76) North, of Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa,

and also except a part of the South Half ($S\frac{1}{2}$) of the Southwest Quarter ($SW\frac{1}{4}$) of the Northeast Quarter ($NE\frac{1}{4}$) of Section 29, Township 76 North, Range 26 West of the 5th P.M., Madison County, Iowa, described as commencing at the Southwest corner of the $SW\frac{1}{4}$ of the $NE\frac{1}{4}$ of said Section 29, thence N. $0^{\circ}00'$ 110.00 feet to the point of beginning, thence N. $87^{\circ}00'$ E. 810.00 feet, thence N. $0^{\circ}00'$ 480.00 feet, thence S. $87^{\circ}00'$ W. 810.00 feet to the West line of said $SW\frac{1}{4}$ of the $NE\frac{1}{4}$, thence S. $0^{\circ}00'$ 480.00 feet to point of beginning containing 8.913 acres (The West line of the $SW\frac{1}{4}$ of the $NE\frac{1}{4}$ of Section 29, Township 76 North, Range 26 West of the 5th P.M. is assumed to bear due North and South),

and also except a part of the South Half ($S\frac{1}{2}$) of the Southwest Quarter ($SW\frac{1}{4}$) of the Northeast Quarter ($NE\frac{1}{4}$) and a part of the Northwest Quarter ($NW\frac{1}{4}$) of the Southeast Quarter ($SE\frac{1}{4}$) all in Section 29, Township 76 North, Range 26 West of the 5th P.M., Madison County, Iowa, described as beginning at the Southwest corner of the Southwest Quarter ($SW\frac{1}{4}$) of the Northeast Quarter ($NE\frac{1}{4}$) of said Section 29, thence N. $0^{\circ}00'$ 110.00 feet, thence N. $87^{\circ}00'$ E. 30.00 feet, thence S. $0^{\circ}00'$ 1,428.00 feet, thence S. $87^{\circ}00'$ West 30.00 feet to the West line of the $NW\frac{1}{4}$ of the $SE\frac{1}{4}$ of said Section 29, thence N. $0^{\circ}00'$ 1,318.00 feet to point of beginning containing 0.982 acres.

Except that part thereof acquired by the State of Iowa for Highway purposes.

EXHIBIT "B"

LEGAL DESCRIPTION:

Parcel "E" in the Southeast Quarter of Section 29, Township 76 North, Range 26 West of the 5th P.M., Madison County, Iowa more particularly described as follows:

Beginning at the Southwest Corner of the Northwest Quarter of the Southeast Quarter of Section 29, Township 76 North, Range 26 West of the 5th P.M., Madison County, Iowa; thence South $89^{\circ}57'53''$ East 30.00 feet; thence North $00^{\circ}02'07''$ East 320.45 feet; thence South $89^{\circ}57'53''$ East 198.00 feet; thence South $00^{\circ}02'07''$ West 665.98 feet to the South right of way of Iowa Highway No. 92; thence Northwesterly 253.79 feet along a 1179.00 foot radius concave Northeasterly with a 253.79 foot chord bearing North $63^{\circ}54'42''$ West to a point on the West line of the Southwest Quarter of the Southeast Quarter of said Section 29; thence North $00^{\circ}02'07''$ East 234.07 feet to the Point of Beginning containing 3.000 acres including 1.101 acres of Highway right of way.

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on this 7 day of Sept,
2005, by A.J. Severeid, Trustee of the A&M Trust.

Jerrold B. Oliver
Notary Public in and for said State of Iowa

