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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 515-278-8808

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

Action Financial Services, Inc. 2400 NW 86th #17, Des Moines, Ia. 50322 515-278-8808

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

✓ JOW

Action Financial Services, Inc. 2400 NW 86th #17, Des Moines, Ia. 50322 515-278-8808

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

GRANTORS/ASSIGNORS

GRANTEES/ASSIGNEE

Dennis & Cynthia Daggett

Action Financial Services, Inc.

LEGAL DESCRIPTION

see page 2

BOOK & PAGE REFERENCE:

Contract: Book 2004 Page 5695
recordercoverpage

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 5 day of Dec, 2005 by and between Dennis G. Daggett and Cynthia R. Daggett Husband and Wife ("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, warrant, sell and transfer to Assignee all of their right, title and interest in and to a certain real estate contract between Dennis G. Daggett and Cynthia R. Daggett, vendor, to William Gilliam vendees, dated 12/1/04 filed for record 12/3/04 in Book 2004, Page 5695 and vested in Dennis G. Daggett and Cynthia R. Daggett by virtue of a Warranty Deed filed 12-1-95, and recorded in Book 136, Page 379 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:

The Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of Section Twelve (12), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, EXCEPT the following-described real estate: Parcel "A" located in the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of Section Twelve (12), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Beginning at the Southeast corner of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of Section Twelve (12), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa; thence South 89 45' 36" West 369.42 feet; thence North 00 00' 00" 353.75 feet; thence North 89 45' 36" East, 369.42 feet to the East line of the Northwest Quarter (NW 1/4) of said Section Twelve (12); thence, along said East line, South 00 00' 00" 353.75 feet to the Point of Beginning. Said Parcel "A" contains 3,000 acres, including 0.575 acres of county road right-of-way.

Located approximately at 2313 Carver Road, Winterset, Iowa.

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 12/1/05 is \$ 57,200.00 plus interest in the amount of \$5148.00. The parties agree that Assignee shall receive all payments after 11/30/05.

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 12/1/05 and has been transferred to Assignee.

Assignor agrees to payoff and obtain a mortgage release from First American Bank at closing.

Assignor agrees to pay revenue stamps or deduct the same from the purchase price of real estate contract.

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.

CONTINGENCY: This agreement is contingent upon Action Financial Services, Inc. and William Gilliam entering into a Modification of Real Estate Contract agreement under terms acceptable to Action Financial Services, Inc.

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

ASSIGNORS

Dennis G. Daggett
Dennis G. Daggett
Cynthia R. Daggett
Cynthia R. Daggett

This "Assignment and Conveyance of Interest" is hereby accepted this 28 day of Nov., 2005

Richard K. Hansen
ACTION FINANCIAL SERVICES, INCORPORATION
Richard K. Hansen, President and Secretary

STATE OF IOWA, COUNTY OF Polk, ss:

On this 28th day of November, 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.

Janet L. Harmon
Notary Public in and for the State
of Iowa



STATE OF IOWA, COUNTY OF Madison, ss:

This instrument was acknowledged before me on 5 day of Dec, 2005, by Dennis W. Daggett and Cynthia R. Daggett husband and wife.

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

