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LISA SMITH, COUNTY RECORDER  
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)

JOHN E. CASPER, 223 EAST COURT AVENUE, WINTERSET, IA 50273, (515) 462-4912

**Taxpayer Information:** (name and complete address)

Christopher Ian Grandstaff

499 Long Street

Patterson, IA 50218

**Return Document To:** (name and complete address)

John E. Casper

PO Box 67

Winterset, IA 50273

**Grantors:**

Richard Lee Kephart

Judy Kephart

**Grantees:**

Christopher Ian Grandstaff

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**

**REAL ESTATE CONTRACT (SHORT FORM)**

**IT IS AGREED** between Richard Lee Kephart and Judy Kephart, formerly known as Judy Moore, husband and wife, SELLERS; and Christopher Ian Grandstaff, BUYER:

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

Lot Five (5) in Block Five (5) of the Original Town of Patterson, Madison County, Iowa,

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. **TOTAL PURCHASE PRICE.** The Buyer agrees to pay for said property the total of \$35,000.00 due and payable at Greenfield, Adair County, Iowa, or as otherwise directed by Sellers from time to time, as follows:

- (a) Down payment of \$ 500.00, the receipt of which is hereby acknowledged: and
- (b) Balance of purchase price of \$34,500.00 shall be due and payable as follows:

\$329.70, or more, due on or before May 1, 2007; and, \$329.70, or more, due on or before the first day of each month thereafter until all balances due hereunder are paid in full. The Buyer shall pay Sellers interest upon the unpaid principal balances from April 1, 2007 at the rate of Eight percent (8 %) per annum payable monthly as provided herein. The monthly payments include principal and interest. All payments shall be first credited towards the interest accrued to the date of the payment and the balance towards the reduction in principal. Buyer shall also pay interest at the rate provided under paragraph fifteen of this contract on all delinquent amounts and any sums reasonably advanced by Sellers to protect their interest in this Contract, computed from the date of the delinquency or advance.

2. **INTEREST.** Buyer shall pay interest from April 1, 2007 on the unpaid balance, at the rate of 8 percent per annum payable as provided in Paragraph 1 above.

3. **REAL ESTATE TAXES.** Sellers shall pay the real estate taxes accrued to the date of the Buyer's possession and payable during the fiscal year commencing on July 1, 2007 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 the Buyer's possession. All other special assessments shall be paid by Buyer.

5. **POSSESSION CLOSING.** Sellers shall give Buyer possession of the Real Estate on April 1, 2007, provided Buyer is not in default under this contract. Closing shall be on or before April 1, 2007.

6. **INSURANCE.** Sellers shall maintain existing insurance upon the Real Estate until the date of possession. Buyer shall accept insurance proceeds instead of Sellers replacing or repairing damaged improvements. After possession and until full payment of the purchase price, Buyer 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 Buyer as their interests may appear. Buyer 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 Buyer 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 Buyer when the purchase price is paid in full, however, Buyer reserves 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. This sales contract includes the stove and refrigerator located on the real estate.

9. **CARE OF PROPERTY.** Buyer 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. Buyer 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 Buyer 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 Buyer (a) fails to make the payments aforesaid, or any part thereof, as same become due; or (b) fails 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) fails to keep the property

insured; or (d) fails to keep it in reasonable repair as herein required; or (e) fails 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 Buyer 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 Buyer, 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 Buyer fails 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 Buyer 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 Buyer 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 Buyer, 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 Buyer or their successor in interest in such action. If the redemption period is so reduced, Buyer 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 Buyer 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 Buyer 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 Buyer, 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, Buyer shall have the right to terminate this contract and have all payments made returned to them.

d. Buyer 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 Buyer, 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. **INTEREST ON DELINQUENT AMOUNTS.** The Buyer will pay interest at the highest legal contract rate applicable to a natural person to the other on all amounts herein as and after they become delinquent, and/or on cash reasonably advanced by the Seller pursuant to the terms of this contract, as protective disbursements.

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

17. **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.

18. **RELEASE OF RIGHTS.** The Buyer 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.

19. **“AS IS” condition.** The parties agree the premises are sold in its “AS IS” condition; the Sellers make no representation or warranties, express or implied, as to the habitability, structural quality or usability of the premises; and, the Buyer acknowledges full opportunity to inspect the structural, electrical, plumbing, sewer and other conditions of the premises and waives any and all further inspection rights.

20. **TERMITE INSPECTION.** The Sellers and Buyer agree the Sellers shall NOT have any duty to have the property inspected for any termite infestation. Any such Inspection shall be the responsibility of the Buyer.

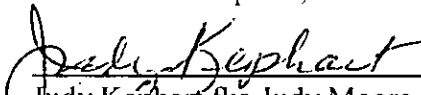
21. **LEAD-BASE PAINT CONTINGENCY.** This contract is **not** contingent upon a risk assessment or inspection of the property for the presence of lead-based paint and/or lead-based paint hazards. The Buyer acknowledges receipt of the EPA pamphlet from the Sellers; agrees that a risk assessment is not necessary for this transaction; and, waives any right to such assessment or inspection.

22. **DUE ON SALE PROVISION.** The Sellers may, at Sellers’ option, declare the entire balance due under this Sales Contract to be immediately due and payable upon the creation of, or contract for the creation of, any lien, encumbrance, transfer, or sale of all or any part of the real estate subject to this Sales Contract. This right is subject to the restrictions, if any, imposed by federal law, as applicable. This covenant shall run with the real estate subject to this Sales Contract and shall remain in effect until the balances due the Sellers under this Sales Contract are paid in full and the Deed in fulfillment of this Sales Contract is tendered to the Buyer.

Dated: March 26, 2007

  
Richard Lee Kephart, Seller

  
Christopher Ian Grandstaff, Buyer

  
Judy Kephart, fka Judy Moore, Seller

STATE OF IOWA, MADISON COUNTY, ss;

On this 26 day of March, 2007, before me, the undersigned, a Notary Public in and for said State, personally appeared Richard Lee Kephart and Judy Kephart to me known to be the identical persons named in and who executed the foregoing instrument, and acknowledged to me that they executed the same as their voluntary act and deed.

*Carla J. Vasey*

Notary Public in and for the State of Iowa



STATE OF IOWA, MADISON COUNTY, ss;

On this 29 day of March, 2007, before me, the undersigned, a Notary Public in and for said State, personally appeared Christopher Ian Grandstaff to me known to be the identical person named in and who executed the foregoing instrument, and acknowledged to me that he executed the same as his voluntary act and deed.

*Carla J. Vasey*

Notary Public in and for the State of Iowa

