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FILED NO. 266  
BOOK 139 PAGE 329  
98 JUL 15 PM 1:57  
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RECORDER  
MADISON COUNTY, IOWA

Preparer Information Lawrence P. Van Werden, 200 W. Jefferson Street, Osceola, (515) 342-2157  
Individual's Name Street Address City Phone



REAL ESTATE CONTRACT (SHORT FORM)

SPACE ABOVE THIS LINE  
FOR RECORDER

IT IS AGREED between

JERRY EVERETT DECKER and DIXIE L. DECKER,  
husband and wife,

("Sellers"); and

FREDERICK JAMES

("Buyers").

Sellers agree to sell and Buyers agree to buy real estate in Madison County,

Iowa, described as:

TRACT 1: The South Three-fourths of the Northwest Quarter (S3/4 NW1/4) of Section Twenty-two (22), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.

TRACT 2: A tract described as commencing at a point on the west line of the Northeast Quarter (NE1/4) of Section Twenty-two (22), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., where the eastern right-of-way line of the former Chicago & Northwestern Transportation Company (formerly Chicago Great Western Railway Company) Railroad intersects said quarter section line; thence northeasterly along the eastern right-of-way line of said former Railroad right-of-way a distance of 645 feet, more or less, to a point 77 feet northeasterly of the northern bridge abutment of the railroad bridge spanning Clanton Creek; thence west to the western boundary of the Northeast Quarter (NE1/4) of said Section Twenty-two (22); thence south along the quarter section line to the point of commencement.

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 One Hundred Twenty Thousand and 0/100 Dollars (\$ 120,000.00 ) of which Ten Thousand and 0/100 Dollars (\$ 10,000.00 ) has been paid. Buyers shall pay the balance to Sellers at Seller's residence

or as directed by Sellers, as follows:

\$110,000 principal when Sellers tender marketable abstract and title for the property to Buyer subject, however, to Buyer having a reasonable period of time, not to exceed 15 days, to have the abstract and title examined

2. INTEREST. Buyers shall pay interest from (None) on the unpaid balance, at the rate of 0 percent per annum, payable N/A. Buyers shall also pay interest at the rate of 8.5 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 the prorata share of the real estate tax that accrues to the date Buyer receives possession of the property

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 full payment of the purchase price, subject to the existing Tenant(s) lease rights for the 1998 crop year, closing shall be on or about June 20th, 1998.

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 title is transferred to Buyers, the Real Estate shall be insured against loss by fire, windstorm, and extended coverage. The cost of such insurance shall be paid by Buyers as the terms of the policy may appear. Buyer's obligation to pay for such insurance shall begin on the date of possession.

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 General Warranty Deed 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.

For Additional Provisions to this Real Estate Contract, see Exhibit "A" attached hereto and made a part hereof by this reference.

~~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: June 12, 1998

Dated: \_\_\_\_\_, 19\_\_\_\_

Jerry Everett Decker  
Jerry Everett Decker  
Dixie L. Decker  
Dixie L. Decker  
SELLERS

Frederick C. James  
Frederick C. James  
BUYERS

STATE OF IOWA, COUNTY OF Clarke, ss:

This instrument was acknowledged before me on June 17, 1998 by Jerry Everett Decker & Dixie L. Decker, husband and wife

Rebecca S. Perry  
Notary Public



## *EXHIBIT "A"*

### *Additional Provisions*

19. Lease. Ten acres of crop ground on the East side of the County public roadway is currently leased to Tony Stephenson who has previously paid Sellers the entire 1998 cash rent of \$500. The pasture is or may be leased to Harley Johnson.

Sellers may keep any cash rent previously paid for the 1998 crop year to help offset Sellers' income tax liability resulting from the cash sale of this property.

20. Abstract and Title to Tract 2. Sellers do not provide an abstract nor warrant title to Tract 2 which is former railroad right-of-way that Sellers are including as part of this sale without additional consideration.

21. Fence. Sellers shall install a new livestock fence along the West Half (W ½) of the North boundary of the property being conveyed by this Contract. The fence line shall be cleared with a bulldozer prior to the construction of the new fence. The fence shall consist of new steel posts placed 12 feet apart to which four strands of new barbed wire are attached. Sellers and Buyer shall each pay for one-half the cost of clearing the fence row and for the cost of materials. Sellers shall install the fence free of charge.

After the fence has been installed, Sellers and their successors in title to the North One-half of the Northwest Quarter of the Northwest Quarter (N ½ NW 1/4 NW 1/4) of Section 12, Township 74 North, Range 27 West of the 5<sup>th</sup> P.M., Madison County, Iowa, shall own and be responsible for maintaining the West One-half (W ½) of this partition fence; and Buyers and their successors in title to the South One-half of the Northwest Quarter of the Northwest Quarter (S ½ NW 1/4 NW 1/4) of Section 22, Township 74 North, Range 27 West of the 5<sup>th</sup> P.M., Madison County, Iowa, shall own and be responsible for maintaining the East One-half (E ½) of this partition fence.