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formation Jerroid	Individual's Na		Street Address	City	Phone
IT IS AGREED) between	EAL ESTATE C		(SHORT FORM	SPACE ABOVE THIS LINE FOR RECORDER
ERVIN A. JON	NES and NEL	LIE E. JONES, Husband	d and Wife,		
("Sellers"); and	·				·
LARRY ALCO	DRN,				
				 	
("Buyers").					<u> </u>
			_	Madison	0
Sellers agree to lowa, described as		ers agree to buy real estate in	n	Mauison	County,
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9 CARE OF PROPERTY. Buyers shall take good care of the property, shall keep the buildings and other employment for the process of the surprise of the property of the process of the surprise of the property of the process of the surprise of the property of the property of the process of the surprise of the property of the property of the process of the surprise of the property of	fixtures, shades, rods, automatic heating equip television towers and a	blinds, awnings, windows oment, air conditioning equip ntenna, fencing, gates and l	, storm doors, screens, plui ment wall to wall carneling h	militain tems and electrical service cable. Outs
Warnanty deed, free and clear of all these, settledons, and encumbrances except as providences in a control of a providence of the providence of the control of the clear of this contract, with some of all the providence of the control of the clear of the c	9 CARE OF PROF later placed on the Rea this contract. Buyers shi	PERTY, Buyers shall take goo I Estate in good and reasona all not make any material alter	ible repair and shall not injure, ation to the Real Estate without	the written consent of the Sellers.
11 REMEDIES OF THE PARTIES. a if Buyers fail to timely perform this contract. Sellets rings, at Sellets's option, forth any organists in this contract day provided in the flow Code. June 2 per person in the low Code. June 2 per person in the country of the person of t	Warranty herein. Any general wa	arranties of title shall extend	leed free and clear of all liens.	restrictions, and encumbrances except as provide
It is agreed that if this contract covered sets and rein those definings, the time of one year for adeemption from said said and each of the cold the State of lives with the rectuend to as (dip months provided the Selfers, in such action file an election to water and the contract of the lows Code of the lows Code of the meredemption price and the secondary budgment against Buyers which may arise out of the foreclosure proceedings, all to be consistent with the provision of the lows Code of the lows Code of the meredemption of the lows Code of t	11 REMEDIES OF rights in this contract a perform this contract. S if any, as may be requiled a receiver to take immitthe same as the received the received to the new receivers only for the new receivers.	THE PARTIES. a. If Buyers is provided in the lowa Cod ellers, at their option, may elled by Chapter 654. The Cod diate possession of the proper may deem best for the it profits, after application of	e, and all payments made by lect to declare the entire baland le. Thereafter this contract made bety and of the revenues and	the immediately due and payable after such not be foreclosed in equity and the court may appoincome accruing therefrom and to rent or cultivation and such receiver shall be liable to account the court may appoint and such receiver shall be liable to account the court may be such receiver shall be liable to account the court may be such receiver shall be liable to account the court may be such that the court may be such tha
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 its first agreed that the period of redemption (1) The call estate is lists than the (10) access in size. (2) the Coult right of similarity in the contract of the count of the count of the standard of the count of the coun	foreclosure and upon the It is agreed that if sale of the property by the statutes of the Stat deficiency judgment agreement agreement agreement.	e contract obligation this contract covers less that sheriffs sale in such forector e of lowa shall be reduced to ainst Buyers which may aris	n ten (10) acres of land, and is sure proceedings, the time of o o six (6) months provided the S se out of the foreclosure proce	n the event of the foreclosure of this contract ne year for redemption from said sale provided sellers, in such action file an election to waive edings, all to be consistent with the provision of first three (3) months after sale such figh
C Buyers and Sellers are also entitled to utable any and an order remember of the united to receive reasonable afformers of in any action or proceeding relating to this confract the successful party shall be entitled to receive reasonable afformers 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 FEstate in joint tenancy with full right of survivorship, and the joint tenancy is not later destroyed by operation of law or by act Sellers, then the proceeds of this selle, and any continuing or recapitured rights of Sellers in the Real Estate, shall belong to Seller point tenants with full right of survivorship and not as tenants in common, and Buyers in the except and the process of this seller and to accept a deed from the surviving Sellers and to accept a deed from the surviving Sellers and to accept a deed from the surviving Sellers and to accept a deed from the surviving Sellers and to accept a deed from the surviving Sellers and to accept a deed from the surviving Sellers and to accept a deed from the surviving Sellers and to accept a deed from the surviving Sellers and to accept a deed from the surviving Sellers and to accept and the surviving Sellers and to accept and the surviving Sellers and to accept and the surviving Sellers and the survi	reduced to four (4) mon It is further agreed three following contings said real estate has b foreclosure, and (3) Si interest in such action exclusive right to redee in Sections 628.5, 628 docket entry by or on b consistent with all of t affect any other redemp b. If Sellers fail	ths. that the period of redemption incress develop: (1) The real end abandoned by the owner abandoned by the owner abandoned by the owner are increased by the presence of the lower are provisions of Chapter 628 to the provisions contained in Country perform their obligations.	n after a foreclosure of this contestate is less than ten (10) acress and those persons person- election to waive any deficient so reduced. Buyers or their s is after such sale, and the time. Code shall be reduced to for umption that the property is not a few lowards of the lowards of the lowards. This parachapter 628 of the lowards. Buy attentions under this contract, Buy attentions under this contract.	ract shall be reduced to sixty (60) days if all of es in size; (2) the Court finds affirmatively that ally liable under this contract at the time of size judgment against Buyers or their successor uccessors in interest or the owner shall have a provided for redemption by creditors as provity (40) days. Entry of appearance by pleading abandoned. Any such redemption period shall graph shall not be construed to limit or other ters shall have the right to terminate this contracts.
12 JOINT TENANCY IN PROCEEDS AND IN REAL ESTATE. If Sellars, immediately preceding this contract, hold life to the Estate in joint tenancy with full right of survivorship, and the point tenancy is not later destroyed by operation of law or by act Sellers, then the proceeds of survivorship and the point tenancy is not later destroyed by operation of law or by act Sellers, in the Proceeds of the price due Sellers under this contract in the proceeds of the price due Sellers under this contract to the surviving Seller and to accept a deed from the surviving Seller and to accept a deed from the surviving Seller and to accept a deed from the surviving Seller and to accept a deed from the surviving Seller and to accept a deed from the surviving Seller and to accept a deed from the surviving Seller and to accept a deed from the surviving Seller and to accept a deed from the surviving Seller and to accept a deed from the surviving Seller and to accept a deed from the surviving Seller and to accept a deed from the surviving Seller and to accept a deed from the surviving Seller and to accept a deed from the surviving Seller and to accept a deed from the surviving Seller and to accept a deed from the surviving Seller and to accept a deed from the surviving Seller and to accept a deed from the surviving Seller and to accept a deed from the surviving Seller and to accept a deed from the surviving Seller and to accept a deed from the surviving Seller and to accept a deed from the surviving Seller and to accept a deed from the surviving Seller and to accept and to accept and the surviving Seller and to accept and to accept and the surviving Seller and to accept and to accept and the surviving Seller and to accept and to accept and the surviving Seller and to accept and the surviving Seller and to accept and to accept and the surviving Seller and to accept and the surviving	c Buyers and S d. In any action	sellers are also entitled to utilit or proceeding relating to this	ze any and all other remedies of contract the successful party s	actions at law or in equity available to them, hall be entitled to receive reasonable attorney's f
tes this contract only for the purpose of relinquishing all rights of dower, homestada and distributive shares or in compilance Section 561 13 of the lows Code and agrees to execute the deed for this purpose. 14 TIME !S 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 inter 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 masculine, terminine 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 to the property und waives all rights of exemption as to any of the property. 18 ADUITIONAL PROVISIONS. 19 LINDERSTAND THAT HOMESTEAD PROPERTY IS IN MANY CASES PROTECTED FROM THE COFFICE CONTRACT. 19 Dated: 10 Dated: 11 Dated: 12 Dated: 13 Dated: 14 TIME !S OF THE ESSENCE. Time is of the essence in this contract 15 PROSENCE STATE OF INFORMATION THIS PROPERTY IS IN MANY CASES PROTECTED FROM THE CONTRACT. 18 Dated: 19 Dated: 19 Dated: 19 Dated: 19 Dated: 10 Dated: 10 Dated: 10 Dated: 11 Dated: 12 Dated: 13 Dated: 14 TIME !S OF THE ESSENCE. Time is of the essence in this purpose, and is contract. 16 CONTRACT. 17 Dated: 18 Dated: 19 Dated: 19 Dated: 10 Dated: 10 Dated: 10 Dated: 11 Dated: 12 Dated: 13 Dated: 14 Dates and Nether is Jones 15 Dates and Nether is Jones 16 CONTRACT. 17 Dates and Nether is Jones 18 Dates and Nether is Jones 19 Dates and Nether is Jones 19 Dates and Nether is Jones 10 Dates and Nether is Jones 10 Dates and Nether is Jones 10 Dates and Nether is Jones 11 Dates and Nether is Jones 12 Dates and Nether is Jones 17 Dates and Nether is Jones 18 Dates and Nether is Jones 19 Dates and Nether is Jones 10 Dates and Nether is Jones 11 Dates and Nether	12. JOINT TENAN Estate in joint tenancy Sellers, then the proce joint tenants with full it to pay any balance of	CY IN PROCEEDS AND IN F with full right of survivorshingeds of this sale, and any conght of survivorship and not at the price due Sellers under the	p, and the joint tenancy is not tinuing or recaptured rights of S	later destroyed by operation of law of by ac- sellers in the Real Estate, shall belong to Seller are to the event of the death of either Seller a
15. PERSONAL PROPERTY. If this contract includes the sale of any personal property. Buyers grant the Sellers a security intender 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 masculine, terminine 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 to the property and waives all rights of exemption as to any of the property. 18. ADUITIONAL PROVISIONS. I UNDERSTAND THAT HOMESTEAD PROPERTY IS IN MANY CASES PROTECTED FROM THE COF CREDITORS AND EXEMPT FROM JUDICIAL SALE; AND THAT BY SIGNING THIS CONTRACT. DOF CREDITORS AND EXEMPT FROM JUDICIAL SALE; AND THAT BY SIGNING THIS CONTRACT. Dated: 19. Dated: 19. Dated: 19. Larry Alcori Larry Alcori This instrument was acknowledged before me on by, Livan A Jones and Nellic E. Jones SELESCALO D. C.	tes this contract only Section 561 13 of the I	for the purpose of relinquish owa Code and agrees to exec	ing all rights of dower, homes ute the deed for this purpose.	mediately preceding acceptance of this offer, ex tead and distributive shares or in compliance
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