(_	=
l	$\overline{\overline{\nu}}$	

	Vo. 143		rreet, lows		reserve de esces discomi	THIS FORM, CONSULT YOU
					MPUTER V	FILED NO. 1
					MPARED	500K_136_PAG
					RED :20.00	95 OCT 22 AM
					RM.F. \$ 1.00	MICHELLE UT RECORDER
Preparer Information	JERROLD B. (Individual's Na			BOX 230	WINTERSE	MADISON_COUNT T IA <u>515-462-3</u> Phone
م دهازه را						SPACE ABOVE THIS I
	RE	EAL ESTAT	E CON	TRACT (S	SHORT FORM	
II	GREED hotwoon E MUELLER, Si	ingle	<u> </u>			
<u> </u>				· 		
("Sellers")		and MARY I	DOING			
right	TH E. BOUMA a s of survivor	rship, and	not as	Tenants	nt Tenants in Common	with full
("Buyers")						
Selfers lowe, desc	agree to sell and Buye	irs agree to buy re	al estate in	Madison		Coun
		stato doco	rintion	ont for	th on Ewhih	it "N" attached
heret		state desc	ription	set for	th on Exhib.	it "A" attached
with any r	assements and appurte	nant servient esta	tes, but sub	ject to the follo	owing: a. any zoning	and other ordinances; h. a
	·	nents of record for	public utilitie	ss, roads and hig	phways; and d. (consid	der: liens; mineral rights; oth
easements	; interest of others.)					
(the "Real	Estate"), upon the follow	wing terms:				
1. PRIC	E. The total purchase p	orice for the Real Er	state is Fif			100
	50,000.00) of which $\overline{ extstyle TWO}$	Though	fty Thous	and and no/	100
Dollars (\$	2,000.00			nd and n	o/100	100
Dollars (\$ Dollars (\$				fty Thous ind and n pay the balance	o/100	100
Dollars (\$ Dollars (\$ or as direc	ted by Sellers, as follow	vs:	Buyers shall p	ind and n	0/100 to Sellers at	
Dollars (\$ Dollars (\$ or as direc \$400.0	red by Sellers, as follow)O per month	va: on or befo	Buyers shall p	and and no pay the belence the lay	o/100 to Sellers at of each mor	nth, beginning
Dollars (\$ Dollars (\$ or as direct \$400.0 August	ted by Sellers, as follow 00 per month 1, 1996, un	ve: on or befo ntil July 1	Buyers shall pore the	e 1st day , when t	o/100 to Sellers at of each mor he entire ba	nth, beginning
Dollars (\$	ted by Sellers, as follow 00 per month 11, 1996, un nd payable. nterest then	on or befortil July 1 Said month unpaid, and	Ore the 1, 2001 hly pay nd next	end and not be the belonce of the be	o/100 to Sellers at of each more he entire be all be applice principal	nth, beginning alance shall be ied first to . Buyers shall
Dollars (\$ Dollars (\$ or as direc \$400.0 August due ar the ir have t	ted by Sellers, as follow 00 per month 11, 1996, un nd payable. nterest then the right to	on or befortil July : Said month unpaid, and make addition	Ore the 1, 2001 hly pay nd next	end and not be the belonce of the be	o/100 to Sellers at of each more he entire be all be applice principal	nth, beginning alance shall be ied first to
Dollars (\$	ted by Sellers, as follow 00 per month 11, 1996, un nd payable. nterest then the right to without penal	on or befortil July : Said month unpaid, and make addital	Ore the 1, 2001 hly pay nd next tional	e 1st day , when to ments sh upon th payments	o/100 to Sellers at of each more he entire be all be applice principal	nth, beginning alance shall be ied first to Buyers shall rincipal at any
Dollars (\$ Dollars (\$ or as directly \$400.0 August due ar the ir have the result of th	ted by Sellers, as follow 00 per month 11, 1996, un nd payable. nterest then the right to without penal EREST. Buyers shell pay	on or befortil July Said month unpaid, and make additionally.	ore the 1, 2001 hly pay nd next tional ly 1, 1	e 1st day , when to ments show upon the payments	o/100 to Sellers at of each more he entire be all be applicate principal upon the principal	nth, beginning alance shall be ied first to Buyers shall rincipal at any
Dollars (\$ Dollars (\$ or as directly \$400.0 August due ar the ir have the interest of the rate of the	ted by Sellers, as follow 00 per month 11, 1996, un nd payable. nterest then the right to without penal	on or beformatil July is Said month unpaid, and make additional ty. Interest from Juneant per annum.	ore the l, 2001 hly pay nd next tional ly 1, 1 pay payable Me	e 1st day , when to ments show upon the payments 1996 onthly as	o/100 to Sellers at of each more he entire be all be applicate principal upon the prosecution of	nth, beginning alance shall be ied first to Buyers shall rincipal at any
Dollars (\$ Dollars (\$ or as directly \$400.0 August due arthe ir have the ire to the rate of Buyers she ably advantage of the policy and the policy advantage of the policy and the policy advantage of the policy and the policy advantage of the policy advantage of the policy advantage of the policy and the policy advantage of the policy and the policy advantage of th	ted by Sellers, as follow 10 per month 11, 1996, un 11d payable. 11terest then 12he right to 12hi thout penal 13ferst. Buyers shall pay 14ferst. Buyers shall pay 15ferst. Buyers shall pay 16ferst. Buy	on or beformatily and said month unpaid, and make additional ty. Interest from Jurcent per annum, the rate of 7-1/ct their interest in the contract of the contract o	ore the l, 2001 hly pay nd next tional ly 1, 1 payable mo/2	e 1st day , when to upon the payments payments 1996 onthly as	o/100 to Sellers at of each more he entire be all be applicate principal upon the process set forth	on the unpeid balance, above
Dollars (\$ Dollars (\$) or as directly \$400.0 August due are the ire have the time withing the rate of Buyers shally advantage \$3. REA	ted by Sellers, as follow 10 per month 11, 1996, un 11d payable. 11terest then 11the right to 12 vithout penal 12 rest. Buyers shall pay 13 rest. Buyers shall pay 14 rest to per 15 lelso pay interest at the 16 ded by Sellers to protect 17 LESTATE TAXES. Sellers	on or beformal July Said month unpaid, and make addit Lty. Interest from July the rate of 7-1/ to their interest in the lars shell pay	ore the 1, 2001 hly pay nd next tional ly 1, 1 payeble mo/2 his contract.	e 1st day , when to ments show upon the payments onthly as percent per enr computed from	o/100 to Sellers at of each more he entire be all be applie e principal upon the principal upon the principal the date of the delinquent the date of the delinquent	nth, beginning alance shall be ied first to Buyers shall rincipal at any on the unpeid balance. above amounts and any sum reasoned
Dollars (\$ Dollars (\$) or as directly \$400.0 August due are the ire the ire the time to the rate of Buyars shall of all of	ted by Sellers, as follow 10 per month 11, 1996, un 11d payable. 11terest then 11the right to 12 vithout penal 13 rest. Buyers shall pay 14 rest to per 15 rest to protect 15 rest taxes. Sellers to protect 15 the taxes a	on or beformal July Said month unpaid, and make addit Lty. Interest from July contract from July the rate of 7-1/ of their interest in the lars shell pay assessed as	ore the 1, 2001 hly pay nd next tional ly 1, 1 payable May 2 his contract.	e 1st day when to ments show upon the payments onthly as percent per enr computed from the abov	o/100 to Sellers at of each more he entire be all be applie e principal upon the present forth the date of the delinguent e-described	nth, beginning alance shall be ied first to Buyers shall rincipal at any on the unpeid balance. above amounts and any sum reasoned
Dollars (\$ Dollars (\$) or as directly \$400.0 August due are the ire the ire the time to the rate of Buyars shall of all of	ted by Sellers, as follow 10 per month 11, 1996, un 11d payable. 11terest then 11the right to 12 vithout penal 12 rest. Buyers shall pay 13 rest. Buyers shall pay 14 rest to per 15 lelso pay interest at the 16 ded by Sellers to protect 17 LESTATE TAXES. Sellers	on or beformal July Said month unpaid, and make addit Lty. Interest from July contract from July the rate of 7-1/ of their interest in the lars shell pay assessed as	ore the 1, 2001 hly pay nd next tional ly 1, 1 payable May 2 his contract.	e 1st day when to ments show upon the payments onthly as percent per enr computed from the abov	o/100 to Sellers at of each more he entire be all be applie e principal upon the principal to set forth the date of the delinquent e-described	nth, beginning alance shall be ied first to Buyers shall rincipal at any on the unpeid balance. above amounts and any sum reasoned
Dollars (\$ Dollars (\$ or as directly \$400.0 August due arthe in have the interpretation of the payable of the p	ted by Sellers, as follow 10 per month 1, 1996, un 1d payable. 1terest then 1che right to 2 ithout penal 2 ithout penal 3 ithout penal 4 ithout penal 5 ithe taxes a 1 ithe fis	on or before till July Said month unpaid, and make additional ty. I the control of the control	ore the 1, 2001 hly pay nd next tional ly 1, 1 payable Mi '2 his contract. gainst beginni	e 1st day , when to ments show upon the payments 1996 Onthly as percent per enricomputed from the abovent payments The abovent payments abovent payments from the abovent payments above the above the abovent payments above the	o/100 to Sellers at of each more he entire be all be applicate principal upon the principal upon the principal the date of the delinguent the date of the delinguent e-described 1, 1996.	nth, beginning alance shall be ied first to Buyers shall rincipal at any on the unpeid balance, above amounts and any sum reason usincy or advance. real estate
Dollars (\$ Dollars (\$ or as direct \$400.0 August due ar the ir have t time v 2. INTE the rate of Buyers sho ably advan 3. REA all of payabl	ted by Sellers, as follow 00 per month 1, 1996, und payable. Interest then the right to without penal PREST. Buyers shall pay of 7-1/2 per per per per the taxes. Sellers to protect the taxes are in the fiscipal real estate taxes per per Real Estate shall be be	on or beformally said month unpaid, and make additionally. Interest from July contract fr	Buyers shall property the learning to the lear	e 1st day when to ments show upon the payments 1996 onthly as percent per enr computed from the abov ng July mell pay ell subse eer currently pa	of each more he entire be all be applied principal upon the principal to set forth all delinquent the date of the delinquent edescribed 1, 1996.	nth, beginning alance shall be ied first to Buyers shall rincipal at any on the unpeid balance, above emounts and any sum reasonery or advance. real estate
Dollars (\$ Dollars (\$ or as direct \$400.0 August due ar the ir have t time v 2. INTE the rate of Buyers she ably advan 3. REA all of payabl and any ur texes on th 4. SPE	ted by Sellers, as follow 00 per month 1, 1996, und payable. Interest then the right to without penal EREST. Buyers shell pay of 7-1/2 per cell also pay interest at the deal pay interest at the taxes. Sellers to protect the taxes are in the fiscopial real estate taxes per Real Estate shell be be CIAL ASSESSMENTS.	on or beformally said month unpaid, and make additionally. Interest from July contract fr	Buyers shall property the learning to the lear	e lst day when to ments show upon the payments onthly as percent per enr computed from the abov all pay ell subse ear currently pa essments which	of each more he entire be all be applied principal upon the principal upon the principal the date of the delinquent of the delinquent of the date of the date of the date of the delinquent of the date of the delinquent of the date of t	nth, beginning alance shall be ied first to Buyers shall rincipal at any on the unpeid balance, above amounts and any sum reasonery or advance. real estate s. Any proration of real estate state otherwise.
Dollars (\$ Dollars (\$ or as direct \$400.0 August due ar the ir have t time v 2. INTE the rate of Buyers sho ably advan 3. REA all of payab] and any ur texes on th 4. SPE contract or	ted by Sellers, as follow 00 per month 1, 1996, und payable. Interest then the right to without penal PREST. Buyers shall pay of 7-1/2 per per per per the taxes. Sellers to protect the taxes are in the fiscopal real estate taxes per per Real Estate shall be bus cial. ASSESSMENTS.	on or beformal and an analysis of the rate of 1 / 1 / 2 / 2 / 2 / 2 / 3 / 3 / 3 / 3 / 3 / 3	Buyers shall prome the 1, 2001 hly pay nd next tional ly 1, 1 payable Mo 2 his contract. gainst beginnings. Buyers shall prome the contract of the year of the ye	e 1st day when to ments show upon the payments 1996 onthly as percent per enr computed from the abov ng July mell pay ell subsections ear currently pay essments which	of each more he entire be all be applied principal upon the principal upon the principal the date of the delinquent of the date of the delinquent endescribed 1, 1996.	nth, beginning alance shall be ied first to Buyers shall rincipal at any on the unpeid balance. above amounts and any sum reasonery or advance. real estate s. Any proration of real estate state otherwise. If Estate as of the date of the ments shall be paid by Buyer.
Dollars (\$ Dollars (\$ or as direct \$400.0 August due ar the ir have t time v 2. INTE the rate of Buyers she abity advan 3. REA all of payabl and any ur texes on th 4. SPE contract or 5. Pos	ted by Sellers, as follow 00 per month 1, 1996, und payable. Interest then the right to without penal EREST. Buyers shell pay of 7-1/2 per cell also pay interest at the deal pay interest at the taxes. Sellers to protect the taxes are in the fiscopial real estate taxes per Real Estate shell be be CIAL ASSESSMENTS.	on or beformal on or beformal July Said month unpaid, and make addit Lty. Interest from July Interest from J	Buyers shall precise the l, 2001 hly pay nd next tional ly 1, 1 payable Mid 2 his contract. gainst beginnings. Buyers shall special assistion of the special assistic	e 1st day when to ments show upon the payments 1996 onthly as percent per enr computed from the abov ng July mell pay ell subsections ear currently pay essments which	of each more he entire be all be applied principal upon the principal upon the principal the date of the delinquent of the date of the delinquent endescribed 1, 1996.	nth, beginning alance shall be ied first to Buyers shall rincipal at any on the unpeid balance, above amounts and any sum reasonery or advance. real estate s. Any proration of real estate state otherwise.
Dollars (\$ Dollars (\$ or as direct \$400.0 August due ar the ir have t time v 2. INTE the rate of Buyers she shiv advan 3. REA all of payabl and any ur texes on th 4. SPE contract or 5. POS provided B	ted by Sellers, as follow 10 per month 11, 1996, un 11d payable. 11terest then 11terest the 11tere	on or beformatil July Said month unpaid, and make addit Lty. Interest from July Interest	Buyers shall prome the 1, 2001 hly pay nd next tional ly 1, 1 payable Mid 2 his contract. gainst beginnings. Buyers shows for the yll special assurance upo	e 1st day he helence le 1st day he when to ments show the payments le 1st day he helence the payments the above and July helf pay all subsection computed from the above A Real Estate on in the Real Estate	of each more he entire be all be applied principal upon the principal upon the principal upon the delinquent of the date of the delinquent real estate taxes while unless the perties are a lien on the Real other special assessingly 1	nth, beginning alance shall be ied first to Buyers shall rincipal at any on the unpeid balance, above amounts and any sum reason usincy or advance. real estate s state otherwise. It Estate as of the date of the ments shall be paid by Buyer and session. Buyers shall accessored.
Dollars (\$ Dollars (\$ or as direct \$400.0 August due ar the ir have t time v 2. INTE the rate of Buyers sha shly advan 3. REA all of payab] and any ur texes on th 4. SPE contract or 5. POS provided Br insurance	ted by Sellers, as follow 00 per month 1, 1996, und payable. Interest then the right to without penal EREST. Buyers shall pay of 7-1/2 per led by Sellers to protect the taxes. Sellers the taxes are in the fisched by Sellers shall be because of Sellers shall suyers are not in default URANCE. Sellers shall in proceeds instead of Sellers shall in proceeds instead of Sellers.	on or beformal July Said month unpaid, and make additional July Interest from July Interest from July Interest from July Interest from July Interest in the rate of 7-1/ct their interest in the Interest in the Interest in the Interest in Interest	Buyers shall precise the l, 2001 hly pay nd next tional ly 1, 1 payable Mu/2 his contract. The gainst beginning the contract to be made in the contract to	e 1st day when to the helence le 1st day when to the helence le 1st day when to the	of each more he entire becall be applied principal apportant the date of the delinquent of the date of the date of the parties are a lien on the Real to the special assessingly 1	nth, beginning alance shall be ied first to Buyers shall cincipal at any on the unpeid balance, above amounts and any sum reason usercy or advance. real estate s. Any proration of real estate at otherwise. Il Estate as of the date of the ments shall be paid by Buyer and until full payment of the contract of the con
Dollars (\$ Dollars (\$ or as direct \$400.0 August due ar the ir have t time v 2. INTE the rate of Buyers sho ably advan 3. REA all of payab] and any ur texes on th 4. SPE contract or 5. POS provided Bo 6. INSt insurance p	ted by Sellers, as follow 00 per month 1, 1996, und payable. Interest then the right to without penal interest at the period of Sellers shall be because of Sellers shall may be sellers shall be because of Sellers shall interest at the taxes of the taxes of the taxes of the sellers shall be because of Sellers shall interest of Se	on or beformatil July Said month unpaid, and make addit Lty. Interest from July reent per annum. The rate of 7-1/ of their interest in the rate of 3-2/ control of their interest in the rate of 3-2/ detail pay assessed as a cal year leading or sead upon such the sead upon such th	Buyers shall prome the 1, 2001 hly pay nd next tional ly 1, 1 payable Mo 2 his contract. gainst beginning. Buyers et xes for the y 1 special assistance upon appiring demon the Real	e 1st day when to ments show upon the payments 1996 onthly as percent per and computed from the abov ng July mell pay all subsection ear currently pay essments which Real Estate on in the Real Estate aged improvements Estate insured a	of each more he entire becall be applied principal upon the principal upon the principal upon the described and the date of the delinquent real estate taxes where unless the parties are a lien on the Real other special assessinguly 1 the until the date of procession against loss by fire, to	onth, beginning alance shall be ied first to a Buyers shall cincipal at any on the unpeid balance. above amounts and any sum reason and y sum reason and any sum reason areas of the date of the control
Dollars (\$ Dollars (\$ Dollars (\$) or as direct \$400.0 August due ar the ir have t time v 2.INTE the rate of Buyers sho ably advan 3. REA all of payab] and any ur texes on th 4. SPE contract or 5. POS provided B 6. INSU insurance p for a sum	ted by Sellers, as follow 10 per month 11, 1996, un 11d payable. 11terest then 11he right to 12 per 13	on or before the first July Said month unpaid, as make addited by the first per annum. The rate of 7-1/ct their interest in the rate of 7-1/ct their interest in the sakell pay assessed as scal year leaves the first per annum to see the first per annum to full insurable on the first per annum to full insurable on the improvements ant of full insurable on the improvements on the improvements and of full insurable on the improvements of the improvement of the	Buyers shall proceed the least payers and next tonal least payers and leas	e 1st day when to ments show upon the payments 1996 onthly as percent per and computed from the abov ng July mell pay all subsection ear currently pay essments which Real Estate on in the Real Estate aged improvements Estate insured a	of each more he entire becall be applied principal upon the principal upon the principal upon the described and the date of the delinquent real estate taxes where unless the parties are a lien on the Real other special assessinguly 1 the until the date of procession against loss by fire, to	nth, beginning alance shall be ied first to Buyers shall cincipal at any on the unpeid balance, above amounts and any sum reason usercy or advance. real estate s. Any proration of real estate at otherwise. Il Estate as of the date of the ments shall be paid by Buyer and until full payment of the contract of the con
Dollars (\$ Dollars (\$ Dollars (\$) or as direct \$400.0 August due ar the ir have t time v 2.INTE the rate of Buyers sho ably advan 3. REA all of payab] and any ur texes on th 4. SPE contract or 5. POS provided B 6. INSU insurance p for a sum	ted by Sellers, as follow 00 per month 1, 1996, und payable. Interest then the right to without penal interest at the period of Sellers shall be because of Sellers shall may be sellers shall be because of Sellers shall interest at the taxes of the taxes of the taxes of the sellers shall be because of Sellers shall interest of Se	on or before the first July Said month unpaid, as make addited by the first per annum. The rate of 7-1/ct their interest in the rate of 7-1/ct their interest in the sakell pay assessed as scal year leaves the first per annum to see the first per annum to full insurable on the first per annum to full insurable on the improvements ant of full insurable on the improvements on the improvements and of full insurable on the improvements of the improvement of the	Buyers shall proceed the least payers and next tonal least payers and leas	e 1st day when to ments show upon the payments 1996 onthly as percent per and computed from the abov ng July mell pay all subsection ear currently pay essments which Real Estate on in the Real Estate aged improvements Estate insured a	of each more he entire becall be applied principal upon the principal upon the principal upon the described and the date of the delinquent real estate taxes where unless the parties are a lien on the Real other special assessinguly 1 the until the date of procession against loss by fire, to	onth, beginning alance shall be ied first to a Buyers shall cincipal at any on the unpeid balance. above amounts and any sum reason and y sum reason and any sum reason areas of the date of the control

DEED RECORD 136

805

143 REAL ESTATE CONTRACT ISHORT FORMS
Revised November, 1995

ı

© The Inwa State Bar Association (ALFS Helesse 3.0 6/94

DEED RECORD	136
7. ABSTRACT AND TITLE. Sellers, at their expanse, shell promote through the date of this contract merchantable title in Sellers in or conformity with this contract, lower the abstract shell become the property of the Buyers when the purcoccasionally use the abstract prior to full payment of the purchase prior work due to any act or omission of Sellers, including transfers by	law and the Title Standards of the lowa State Bar Association. hase price is paid in full, however, Buyers reserve the right to ce. Sellers shall pay the costs of any additional abstracting and
8. FIXTURES. All property that integrally belongs to or is part of fixtures, shades; rods, blinds, awnings, windows, storm doors, automatic heating equipment, air conditioning equipment, well to we television towers and antenna, fencing, gates and landscaping shall except: (consider: rental items.) including propane to the property of the property	f the Real Estate, whether attached or detached, such as light acreens, plumbing fixtures, water heaters, water softeners, all carpeting, built-in items and electrical service cable, outside be considered a part of Real Estate and included in the sale
 CARE OF PROPERTY. Buyers shall take good care of the pro- tater placed on the Real Estate in good and reasonable repair and sha this contract, Buyers shall not make any material alteration to the Rea 	perty; shall keep the buildings and other improvements now as all not injure, destroy or remove the property during the term of a Estate without the written consent of the Sallers.
10. DEED. Upon payment of purchase price, Sellers shall convey warranty deed, free and clear herein. Any general warranties of title shall extend only to the date continuing up to time of delivery of the deed.	the Real Estate to Buyers or their assignees, by r of all liens, restrictions, and encumbrances except as provided r of this contract, with special warranties as to acts of Sallers
11. REMEDIES OF THE PARTIES. a. If Buyers fail to timely parformables in this contract as provided in the lowa Code, and all payme perform this contract, Sellers, at their option, may elect to declare the if any, as may be required by Chapter 654, The Code. Thereafter this a receiver to take immediate possession of the property and of the rame as the receiver may deem best for the interest of all par Buyers only for the net profits, after application of rents, issues an	is entire balance immediately due and payable after such notice, contract may be foreclosed in equity and the court may appoint evenues and income accruing therefrom and to rent or cultivate evenues and end such receiver shall be liable to account to
foreclosure and upon the contract obligation. It is agreed that if this contract covers less than tan (10) acres sale of the property by sheriff's sale in such foreclosure proceedings the statutes of the State of Iowa shall be reduced to six (8) months deficiency judgment against Buyers which may arise out of the fore Chapter 628 of the Iowa Code. If the redemption period is so redemption shall be exclusive to the Buyers, and the time periods in	of land, and in the event of the foreclosure of this contract and, the time of one year for redemption from said sale provided by provided the Sellers, in such action file an election to waive any sclosure proceedings; all to be consistent with the provisions of the the first three (3) months after sale such right of
reduced to four (4) months. It is further agreed that the period of redemption after a foreclosure three following contingencies develop: (1) The real estate is less that said real estate has been abandoned by the owners and those perforeclosure; and (3) Sellers in such action file an election to waive interest in such action. If the redemption period is so reduced, Burexclusive right to redeem for the first thirty (30) days after such said in Sections 628.5, 628.15 and 628.16 of the lowa Code shall be docket entry by or on behalf of Buyers shall be presumption that the consistent with all of the provisions of Chapter 628 of the lowa Code.	of this contract shall be reduced to sixty (80) days if all of the n ten (10) acres in size; (2) the Court finds affirmatively that the irsons personally liable under this contract at the time of such any deficiency judgment against Buyers or their successor in yers or their successor in interest or the owner shall have the a, and the time provided for redemption by creditors as provided reduced to forty (40) days. Entry of appearance by pleading or property is not abandoned. Any such redemption period shall be ode. This peragraph shall not be construed to limit or otherwise
nifect any other redemption provisions contained in Chapter 6al to timely perform their obligations under thi end have all payments made returned to them. c. Buyers and Selters are also entitled to utilize any and all o d. In any action or proceeding relating to this contract the stage and costs as permitted by law.	s contract, Buyers shall have the right to terminate this contract their remedies or actions at law or in equity available to them. successful party shall be entitled to receive reasonable attorney's
12. JOINT TENANCY IN PROCEEDS AND IN REAL ESTATE. If Estate in joint tenancy with full right of survivorship, and the joint Sellers, then the proceeds of this sale, and any continuing or recapt joint tenants with full right of survivorship and not as tenants in control pay any balance of the price due Sellers under this contract to the consistent with paragraph 10.	a number in the event of the death of either Seller, agree
13. JOINDER BY SELLER'S SPOUSE. Seller's spouse, if not a tes this contract only for the purpose of relinquishing all rights of Section 561.13 of the lows Code and agrees to execute the deed to	titleholder immediately preceding acceptence of this offer, execu- dower, homestead and distributive shares or in compliance with or this purpose.
14 TIME IS OF THE ESSENCE. Time is of the essence in this c	ontract.
in the personal property and Buyers shall execute the necessary	any personal property, Buyers grant the Sellers a security interest ancing statements and deliver them to Sellers.
16. CONSTRUCTION. Words and phrases in this contract s masculine, feminine or neuter gender, according to the context.	hall be construed as in the singular or plural number, and as
17 ADDITIONAL PROVISIONS Please see additional provisions at "A".	tached hereto as part of Exhibit
Dated: 11 /10 . 19 96	George Mueller By: Ah Casch
Kenneth E. Bouma	John E. Casper, Attorney-in-Fact
Mary L. Bouma BUYERS	Robert M. Casper SELLERS Attorney-in-Fact
COUNTY OF	, BS:

Dated:	10	, 19 <u>96</u>	George Mueller
Sennes Kenneth E.	ff E. Borin Bouma		John E. Casper, Attorney-in-Fact
Mary L. Bo	Bound Duma	BUYERS	Robert M. Casper SELLERS Attorney-in-Fact
STATE OF	day of		, ss: , hefore me, the undersigned, a Notary Public in and
for said State, pers			
to me known to b executed the same	e the identical person	ns named in and who exec it and deed.	cuted the foregoing instrument and acknowledged to me that they
			Notary Public in and for said State.

MUELLER - BOUMA REAL ESTATE CONTRACT - EXHIBIT "A"

Legal Description

Commencing at the Northwest corner of Section Thirty-four (34), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, thence South 0°00' W. 1418.55 feet, along the West line of the NW¼ of said Section 34, to the point of beginning; thence S. 66°26'18"E., 297.49 feet; thence S. 0°00' W., 665.04 feet; thence N. 90°00' W., 272.69 feet; thence N. 0°00' E., 783.96 feet, along the West line of the NW¼ of said Section 34, to the point of beginning, subject to highway right of way of record.

Additional Provisions

- A. Buyers acknowledge that they have made a satisfactory inspection of the property and are purchasing the property in its existing condition, "as is".
- B. Buyers shall construct, erect and maintain all fences on the boundary lines of the real estate being sold by Seller to Buyers.

Official Form No. 184	Winterset, lows	FOR THE LEGAL EFFECT OF THE USE THIS FORM, CONSULT YOUR LAWY
STATE OF IOWA	, COUNTY OF MADISON	, ss:
On this <u>15th</u> day of	October , 19 96 , before me, the	undersigned, a Notary Public in and for
said State, personally appe	ared JOHN E. CASPER	, to me known to be the person
who executed the forego	oing instrument in behalf of GEORGE M	
	executed the same as the voluntary act and executed the same as the same as the voluntary act and executed the same as the	
GEORGE MUELLER	and the voluntary act and	o deed of Said
	Beth Flander	, Notary Public in and for said State. (Section 558,39, Code of lowe)
Acknowle	edoment: For use in the case of natural person	es acting by attorney
STATE OF IOWA	, COUNTY OF MADISON	, , 5S:
On this <u>15th</u> day of _	October , 19 96 , before me, the u	
	ROBERT M CASDED	, to me known to be the person
who executed the forego	ing instrument in behalf of GEORGE MU	JELLER
	g executed the same as the voluntary act and	
GEORGE MUELLER		0000 01 Salu
The second secon	Beth Flander	, Notary Public in and for said State.
		(Section 559.39, Code of lows)

Acknowledgment: For use in the case of natural persons acting by attorney