

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 ~~XXXXXXXXXXXXXXXXXXXX~~, 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.)
See Paragraph 17 below.

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 special 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 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 files 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. **ADDITIONAL PROVISIONS.** Buyers shall retain the approximately 40' x 100' quonset building, along with concrete pad. All remaining grain bins, grain dryer, propane tank, augers, and movable equipment shall be retained by Sellers. The three grain bins closest to the house shall be removed on or before October 1, 1992. All remaining equipment, grain bins, grain dryer, propane tank, and augers shall be removed by November 1, 1993. Buyers shall allow Sellers ingress and egress onto the property to remove such equipment. Sellers shall not, however, store any grain in the bins after the date of possession.

18. Sellers do not warrant or guarantee the quality or quantity of any water source for the premises.



Dated September 30, 1992
Donald J. Greubel
Debra L. Barton-Greubel
BUYERS

Craig F. Charlton
Craig F. Charlton
Carolyn Jane Charlton
Carolyn Jane Charlton, also SELLERS
known as Jane P. Charlton

STATE OF Iowa COUNTY OF Polk
On this 30th day of September, 1992, before me, the undersigned, a Notary Public in and for said State, personally appeared Donald J. Greubel & Debra L. Barton-Greubel

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.

Rolland J. Hoch

My Commission Expires 4-93 Notary Public in and for Said State.

STATE OF Iowa COUNTY OF Polk SS:
On this 25th day of September, 1993, before me, the undersigned, a Notary Public in
and for said State, personally appeared CRAIG CHARLTON

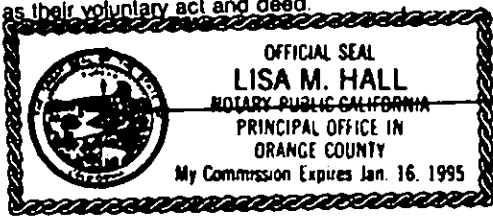
to me known to be the identical persons named in and who executed the foregoing instrument, and acknowledged to me that they executed
the same as their voluntary act and deed.



Bonnie A. Smith
Notary Public in and for Said State.

STATE OF California COUNTY OF Orange SS:
On this 29 day of September, 1992, before me, the undersigned, a Notary Public in
and for said State, personally appeared Carolyn Jane Charlton

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.



Lisa M. Hall
Notary Public in and for Said State.

EXHIBIT A

A parcel of land in Government Lot Three (3) and Government Lot Four (4), in Section Thirty-one (31), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th Principal Meridian, Madison County, Iowa, more particularly described as follows: Beginning at the West Quarter Corner of Section Thirty-one (31), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; thence along the Quarter Section Line, North 83°09'17" East, 435.80 feet; thence South 00°19'07" East, 415.52 feet; thence South 18°28'41" West, 235.67 feet; thence North 71°11'39" West, 4.98 feet; thence South 13°03'59" West, 329.10 feet; thence South 80°05'21" East 365.79 feet; thence South 43°43'21" East, 280.24 feet; thence South 27°32'17" East, 182.16 feet; thence South 05°21'17" East, 101.95 feet; thence South 11°13'32" West, 149.16 feet; thence North 68°11'17" West, 98.47 feet; thence North 13°24'46" East, 91.05 feet; thence North 00°47'00" West, 102.16 feet; thence North 27°45'53" West, 86.29 feet; thence North 42°29'50" West, 206.01 feet; thence North 56°27'35" West, 71.08 feet; thence North 85°40'19" West, 83.60 feet; thence South 42°22'08" West, 65.96 feet; thence South 02°16'09" West, 93.58 feet; thence South 16°33'21" West, 79.66 feet; thence South 29°53'47" West, 76.06 feet; thence South 39°20'09" West, 189.16 feet to the center line of North River; thence along said centerline, North 57°25'46" West, 204.28 feet; thence North 50°02'38" West, 137.53 feet to the west line of said Section Thirty-one (31); thence along said West line, North 00°00'00", 1,312.30 feet to the Point of Beginning, Said parcel of land contains 15.428 Acres including 0.871 Acres of Public Road Right of Way, EXCEPT a parcel of land in Government Lot 3, Section 31, Township 77 North, Range 26 West of the 5th Principal Meridian, Madison County, Iowa, more particularly described as follows:

Beginning at the West Quarter Corner of Section 31, T77N, R26W of the 5th P.M., Madison County, Iowa; thence along the Quarter Section line, North 83°09'17" East, 435.80 feet; thence South 00°19'07" East, 415.52 feet; thence South 18°28'41" West, 54.87 feet; thence North 80°15'27" West, 62.66 feet; thence South 11°46'30" West, 20.93 feet; thence North 80°03'52" West, 164.15 feet; thence South 06°00'06" West, 73.33 feet; thence North 79°53'28" West, 185.11 feet to the West line of said Section 31; thence along said West line, North 00°00'00", 437.61 feet to the point of beginning. Said parcel of land contains 4.530 Acres including 0.838 Acres of Public Road Right of Way.