AMENDED AND SUBSTITUTED  REAL ESTATE CONTRACT (SHORT FORM)  IT IS AGREED between Emmett Hartz, Single  Seleurs agree to sell and Buyers agree to buy real estate in Madison on described as:  An undivided one-half interest in and to:  Ot Two (2); the East 25.63 Acres of Lot Three (3); the East 25.54 res of Lot Four (4); Lot Five (5), and the South Half (S 1/2) of the Six (6); AND, the West 4 rods of Lot One (1), all in Section ghteen (18), Township Seventy-seven (77) North, Range Twenty-six West of the 5th P.M., Madison County, Iowa  This Contract is for the purpose of correcting the legal description set forth in a certain Real Estate Contract dated September 29, 1994, wherein Emmett Hartz was Seller and Mertyl Hartz was Buyer, which Contract was recorded on November 9, 1994, at Book 133, Page 571.  In any assemblis and appurtenent serviant estates, but subject to the following: a any zoning and other ordinances: b ments of record; c. any assemblis of records; c. any assemblis of records of record for public utilities, roads and highways; and d. (consider: fans; mineral inghts: ments; 162, 2350.00		FOR THE LEGAL EFFECT OF THIS FORM, CONSULT YOU	ISBA # 02714 Jordan, Oliver & Walters Winterset, Iows
FILED NO. 1 SOUTH 133 - PA  COMPATED  COMPATED  COMPATED  SAREED STATE CONTRACT (SHORT FORM)  FILED NO. 1  SAREED between  REAL ESTATE CONTRACT (SHORT FORM)  FIT SAREED between  REAL ESTATE CONTRACT (SHORT FORM)  FIT SAREED between  REMETLY, Single  Co. 2  A described as:  An undivided one-half interest in and to:  of Two (2); the East 25.63 Acres of Lot Three (3); the East 25.55 res of Lot Four (4); Lot Five (5), and the South Half (S 1/2) of the Six (5); AND, the West 4 rods of Lot One (1), all in Section ghteen (18), Township Seventy-seven (77) North, Range Twenty-six  West of the 5th P.M., Madison County, Iowa  This Contract is for the purpose of correcting the legal description set forth in a certain Real Estate Contract dated September 29, 1994, wherein Emmett Hartz was Seller and Merlyn Hartz was Buyer, which Contract was recorded on November 9, 1994, at Book 133, Page 571.  Any sessments and appurement servent entales, but subject to the following: a eny Johns and other ordinances: b mentals intress of others.  Fine I be test purpose price for the Real Estate: SIXTY-TMO THOUSAND THREE HUNDRED FIFTY——  Fine (5 22, 350, 00)  of which ———————————————————————————————————			
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REAL ESTATE CONTRACT (SHORT FORM)  REAL ESTATE CONTRACT (SHORT FORM)  IT IS AGREED between Emmett Hartz, Single  Sellers agree to sell and Buyers agree to buy real estate in Madison co. described set and Merlyn Hartz  Jayers').  Sellers agree to sell and Buyers agree to buy real estate in Madison co. described set and the south Half (S 1/2) of the East 25.54 acres of Lot Three (3); the East 25.54 res of Lot Flove (4); Lot Five (5), and the South Half (S 1/2) of the Six (6); AND, the West 4 rods of Lot One (1), all in Section ghteen (18), Township Seventy-seven (77) North, Range Twenty-six West of the 5th P.M., Madison Country, Iowa  This Contract is for the purpose of correcting the legal description set forth in a certain Real Estate Contract dated September 29, 1994, wherein Emmett Hartz was Seller and Merlyn Hartz was Buyer, which Contract was recorded on November 9, 1994, at Book 133, Page 571.  It any assements and appurement servent estates, but subject to the following: e. env zoning and other ordinances: b manners of record; c. any essements of record for public utilities, roads and highways: and d (consider: lians; mineral rights; mants; interest olothers.)  The Contract to the purpose of the Real Estate; is SIXTY-TWO THOUSAND THREE HUNDRED FIFTY		SPACE ABOVE THIS	STATE.
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sum not less than 80 percent of full insurable value payable to the Sellers and Buyers as their interests may appear. Bu	estate of this luyers. 4 accept of the verage	amounts and any sum reasurency or advance.  Expression Buyers shall according and until full payment of read over and on and extended coverage.	yers shall also pay interest at the rate of Six (6) percent per annum, payable annually yers shall also pay interest at the rate of Six (6) percent per annum on all delications and payable in the date of the second state of the year currently payable unless the second state of the seco
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DEED RECORD 133  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, lows law and the Title Standards of the lows 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 well 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  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 lowe 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 lows 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 lows 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 lowe 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 lowa 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 lowa Code. This paragraph shall not be construed to limit or otherwise affect any other redemption provisions contained in Chapter 628 of the lowa 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 se 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 dead 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 lower 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.
Merlyn Hattz  Deted:November 29
BUYERS SELLERS
STATE OF IOWA COUNTY OF MADISON (88)
On this 29th day of November , 19 4 , before me, the undersigned, a Notary Public in and for said State, personally appeared Emmett Hartz

to me known to be the identical persons named in and who executed the foregoins instrument and acknowledged to me that they

Lewis H

Jordan

Notary Public in and for said State.

S., .

executed the same as their voluntary act and deed.

Mixture 7 Jan 179

RR 1 Box 145

Vanu Maler, Sc 261

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