

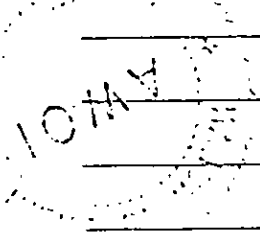
Original of Record



REAL ESTATE CONTRACT (SHORT FORM)

IND
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FILE

IT IS AGREED between Brenton Bank and Trust Company of Adel, Iowa



FILED NO. 1327
BOOK 122 PAGE 607

Sellers, and W. and E. Company 1987 JAN -5 PM 3:16

MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA
Fee \$15.00

Buyers: _____
Sellers agree to sell and Buyers agree to buy real estate in Madison
County, Iowa, described as:

E 1/2 of the SE 1/4 of Section 22; W 1/2 of the SW 1/4 of Section 23, SW 1/4 of Section 26;
NE 1/4 of Section 27; the E 1/2 of the SE 1/4 of Section 27; the NW 1/4 of the SE 1/4 of
Section 27; the NE 1/4 of the NW 1/4 of Section 27 and the North 14 acres of the North side
of the SE 1/4 of the NW 1/4 of Section 27, all in Township 74 North, Range 27 West of the
5th P.M., Madison County, Iowa, CONSISTING OF 654 acres, more or less.

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; interests of others.) rights of redemption from sheriff's sale.

designated the Real Estate, upon the following terms:

1. **PRICE.** The total purchase price for the real estate is one hundred fifty thousand and
no/100 Dollars (\$ 150,000)

of which twenty thousand and no/100 Dollars (\$ 20,000)
has been paid. Buyers shall pay the balance to Sellers at their address, or as directed by Sellers, as follows:
\$8,667, plus interest, on December 1, 1987, and \$8,667, plus interest, on each and
every December 1 thereafter until all amounts due hereunder are paid in full.

2. **INTEREST.** Buyers shall pay interest ~~for~~ as specified in Paragraph ~~upon the unpaid balance at~~
~~the rate of xxxxxxxx percent per annum payable~~ 20 on Exhibit "A" attached hereto.

~~Buyers shall also pay interest at the rate of xxxxxxxx percent per annum on the unpaid balance of the~~
~~sum reasonably advanced by Sellers to protect their interest in this contract, computed from the date of their~~
~~default to xxxxxxxx~~

3. **REAL ESTATE TAXES.** Sellers shall pay all real estate taxes for the 1985-1986 fiscal
year, due and payable during the 1986-1987 fiscal year, and a pro rata portion of
the real estate taxes for the 1986-1987 fiscal year,

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.** Sellers shall give Buyers possession of the Real Estate ~~on~~ upon execution of this
contract.

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 until full payment of the purchase price, Buyers shall keep the improvements on the Real Estate
insured against loss by fire, tornado, and extended coverage for a sum not less than 80 percent of full insurable value
payable to the Sellers and Buyers as their interests may appear. Buyers shall provide Sellers with evidence of such
insurance.

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 conformity with this agreement, 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. In the event Seller cannot provide abstract showing merchantable title, this contract shall become null and void and all money paid shall be refunded to Buyer.

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 life 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 in 1.a. through 1.d. Any general warranties of title shall extend only 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, the Sellers may forfeit it as provided in The Code, and all payments made shall be forfeited or, at Seller's option, upon thirty days written notice of intention to accelerate the payment of the entire balance because of such failure (during which thirty days such failure is not corrected) Sellers may declare the entire balance immediately due and payable. Thereafter this contract may be foreclosed in equity; the Court may appoint a receiver; and the period of redemption after sale on foreclosure may be reduced under the conditions of Section 628.26 or Section 628.27 of The Code.

b. If Sellers fail to timely perform this contract, Buyers have the right to 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 the 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 share or in compliance with Section 516.13 of The 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, the 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.** See Exhibit "A" which is attached hereto.

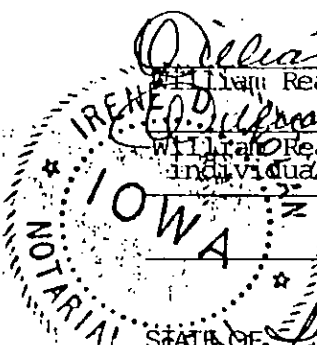
Dated this 31st day of December, 1986

William J. Reames W&E Co.
President, W. and E. Company
William J. Reames
BUYERS
individually

BRENTON BANK AND TRUST COMPANY

By: K E Hynes SA VP
SELLERS
100 N 8th St
Adel IA 50003
SELLERS' Address

Buyers' Address



STATE OF Iowa, COUNTY OF Warren; ss:
On this 31st day of December, 1986, before me, the undersigned, a Notary Public in and for said State, personally appeared Kenneth E. Hynes & William J. Reames

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.

Kenneth E. Hynes
Notary Public in and for Said State.

EXHIBIT "A"

18. In the event the real estate is redeemed from the sheriff's sale which resulted from a foreclosure of a mortgage in an action entitled Brenton Bank and Trust Company v. Russel Richards, et al., Madison County No. 22640, the Buyer shall be entitled to all proceeds from said redemption, and shall immediately pay the Seller all amounts remaining due upon this contract. The redemption period expires June 30, 1987.

19. Seller shall be entitled to all crops from the 1986 year, and Seller shall also be entitled to receive any payments due as a result of participation in any government agricultural program in 1986.

20. INTEREST. Buyers shall pay interest from the date of this contract upon the unpaid balance, at the rate of 8 percent per annum, payable until December 1, 1991, at which time the rate of interest accruing upon all unpaid balances shall be adjusted to 2 percent over the then-existing rate paid on a 5-year U.S. Treasury bill, and a like adjustment shall be made on December 1, 1996. All interest shall be due and payable annually. Buyers shall also pay interest at the rate of 15 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.

21. William Reames, by execution of this contract in his individual capacity, guarantees payment of all amounts due hereunder and performance of all other terms and conditions of this contract.

BRENTON BANK AND TRUST COMPANY

By: X E. G. ...
SELLER

W. & E. Co. W. J. Reames *presided*
William Reames
President, W. and E. Company BUYER

William J. Reames
William Reames, individually