



# REAL ESTATE CONTRACT (SHORT FORM)

**It Is Agreed** between Judith Ann Christensen, formerly Judith Ann Dennis  
and Billy W. Christensen, wife and husband

of Madison County, Iowa, **Sellers**, and, Debbie Adams and Larry Tyer

of Madison County, Iowa, **Buyers**:

That Sellers hereby agree to sell and Buyers hereby agree to buy the real estate situated in \_\_\_\_\_  
Madison County, Iowa, described as:

Completed

FILED NO. 2116  
BOOK 53 PAGE 504

1987 APR 24 PM 3:47

The West Half (1/2) of the East Half (1/2)  
of Lot One (1) of Hutchings Addition to the  
City of Winterset, Madison County, Iowa

MARY E. WELTY  
RECORDER  
MADISON COUNTY, IOWA

UND   
REC   
PAGE

Fee \$15.00

together with all easements and servient estates appurtenant thereto, upon the following terms:

1. **TOTAL PURCHASE PRICE** for said property is the sum of Three Thousand Four Hundred  
and no/100 ----- Dollars (\$ 3,400.00 )  
of which One Thousand and no/100 ----- Dollars (\$ 1,000.00 ) has been paid herewith, receipt of which is hereby acknowledged by Sellers; and Buyers agree to pay the balance to Sellers at residence of Sellers, or as directed by Sellers, as follows: \$100.00 on the first day of June, 1987 and \$100.00 on the first day of each and every month thereafter until all sums due hereunder are paid in full. Buyer reserves the right to prepay any and all amounts at any time.

2. **INTEREST.** Buyers agree to pay interest from May 1, 1987 upon the unpaid balances, at the rate of 10 per cent per annum, payable monthly. ~~XXXXXX~~ Payments as above provided shall be applied first to accrued interest and the balance, if any, to principal.

3. **TAXES.** Sellers agree to pay 100% of the taxes payable in the fiscal year commencing July 1, 1986

and any unpaid taxes thereon payable in prior years and any and all special assessments for improvements which have been installed at the date of this contract; and Buyers agree to pay, before they become delinquent, all other current and subsequent taxes and assessments against said premises. **Any proration of taxes shall be based upon the taxes for the year currently payable unless the parties state otherwise.\***

4. **POSSESSION.** Sellers agree to give Buyers possession of said premises on or before May 1 1987.

5. **INSURANCE.** Sellers agree to carry existing insurance until date of possession and Buyers agree to accept the insurance recovery instead of replacing or repairing buildings or improvements. Thereafter until final settlement, Buyers agree to keep the improvements upon said premises insured against loss by fire, tornado and extended coverage for a sum not less than \$ None or the balance owing under this contract, whichever is less, with insurance payable to Sellers and Buyers as their interests may appear, and to deliver policies therefor to Sellers.

6. **ABSTRACT.** Sellers agree to forthwith deliver to Buyers for their examination abstract of title to said premises continued to the date of this contract showing merchantable title in accordance with Iowa Title Standards. After examination by Buyers the abstract shall be held by Sellers until delivery of deed. Sellers agree to pay for an additional abstracting which may be required by acts, omissions, death or incompetency of Sellers, or either of them, occurring before delivery of deed.

7. **FIXTURES.** All light fixtures, electric service cable and apparatus, shades, rods, blinds, venetian blinds, awnings, storm and screen doors and windows, attached linoleum, attached carpeting, water heater, water softener, outside TV tower and antenna, attached fencing and gates, pump jacks, trees, shrubs and flowers and any other attached fixtures are a part of the real estate and are included in this sale except

\*Decide for yourself if that formula is fair if Buyers are purchasing a lot with newly built improvements.

material alterations thereof without the written consent of Sellers, until final payment is made.

9. **DEED.** Upon payment of all sums owing by Buyers to Sellers by virtue of this contract, Sellers agree to contemporaneously execute and deliver to Buyers a warranty deed upon the form approved by The Iowa State Bar Association and which shall be subject to:

- (a) Liens and encumbrances suffered or permitted by Buyers, and taxes and assessments payable by Buyers.
- (b) Applicable zoning regulations and easements of record for public utilities and established roads and highways.
- (c)

10. **FORFEITURE AND FORECLOSURE.** If Buyers fail to perform this agreement in any respect, time being made the essence of this agreement, then Sellers may forfeit this contract as provided by Chapter 656 of the Iowa Code and all payments made and improvements made on said premises shall be forfeited; or Sellers may declare the full balance owing due and payable and proceed by suit at law or in equity to foreclose this contract, in which event Buyers agree to pay costs and attorney fees and any other expense incurred by Sellers. It is agreed that the periods of redemption after sale on foreclosure may be reduced under the conditions set forth in Sections 628.26 and 628.27, Code of Iowa.

11. **PERSONAL PROPERTY.** If this contract includes personally, then Buyer grants Seller a security interest in such personally. In the case of Buyer's default, Seller may, at his option, proceed in respect to such personally in accordance with the Uniform Commercial Code of Iowa and treat such personally in the same manner as real estate, all as permitted by Section 554.9501(4), Code of Iowa.

12. **JOINT TENANCY IN PROCEEDS AND IN SECURITY RIGHT IN REAL ESTATE.** If, and only if, the Sellers, immediately preceding this sale, hold the title to the above described property in joint tenancy, this sale shall not constitute a destruction of that joint tenancy. In that case, all rights of the Sellers in this contract, in the proceeds thereof, and in any continuing or recaptured rights of Sellers in said real estate, shall be and continue in Sellers as joint tenants with full rights of survivorship and not as tenants in common. Buyers, in the event of the death of one of such joint tenants, agree to pay any balance of the proceeds of this contract to the surviving Seller and to accept deed executed solely by such survivor; but with due regard for the last sentence of paragraph 6, above.

13. **"SELLERS."** Spouse, if not a titleholder immediately preceding this sale, shall be presumed to have executed this instrument only for the purpose of relinquishing all rights of dower, homestead and distributive share and/or in compliance with section 561.13 Code of Iowa; and the use of the word "Sellers" in the printed portion of this contract, without more, shall not rebut such presumption, nor in any way enlarge or extend the previous interest of such spouse in said property, or in the sale proceeds, nor bind such spouse except as aforesaid, to the terms and provisions of this contract.

14. (Here add further terms or provisions) Sellers may assign their interest in this contract to any person without notice to buyer.

Words and phrases herein shall be construed as singular or plural and as masculine, feminine or neuter gender according to the context

Dated this 23<sup>rd</sup> day of April, 19 87

*Debbie Adams*  
 Debbie Adams  
 BUYERS  
 213 5<sup>th</sup> South Street  
 Winterset, Iowa 50273

*Judith Ann Christensen*  
 Judith Ann Christensen  
 formerly Judith M. Dennis  
*Billy W. Christensen*  
 Billy W. Christensen  
 SELLERS  
 Rural Route 4  
 Winterset, Iowa 50273

Print name or print name under signature as per Code Section 554.9

Winterset, Iowa 50273  
Buyers' Address

Winterset, Iowa 50273  
Sellers' Address

STATE OF IOWA, MADISON COUNTY, ss:  
On this 23<sup>rd</sup> day of April, A. D. 19 87, before me, the undersigned, a Notary Public in and for said State, personally appeared Debbie Adams, Larry Tyer, Judith Ann Christensen and Billy W. Christensen

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

*Thomas J. [Signature]*  
Notary Public in and for State.

**Real Estate Contract (Short Form)**

TO

Entered for taxation the \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_ Auditor \_\_\_\_\_ Deputy \_\_\_\_\_

Filed for record the 24 day of April, 1987 at 3:47 o'clock P.M., and recorded in Book 53 of deeds, on page 514 of Madison County Records.  
 By Mary E. Welty Recorder  
Shirley H. Henry Deputy

WHEN RECORDED RETURN TO [Signature]

EXHIBIT "A"

## WAIVER OF HOMESTEAD EXEMPTION

UNDER

IOWA CODE SECTION 561.22

I UNDERSTAND THAT HOMESTEAD PROPERTY IS IN MANY CASES PROTECTED FROM THE CLAIMS OF CREDITORS AND EXEMPT FROM JUDICIAL SALE; AND THAT BY SIGNING THIS CONTRACT, I VOLUNTARILY GIVE UP MY RIGHT TO THIS PROTECTION FOR THIS PROPERTY WITH RESPECT TO CLAIMS BASED UPON THIS CONTRACT.

Dated at Winterset, Madison County, Iowa on this 23rd day of April, 1987.

Debbie Adams  
Debbie Adams, Buyer

Larry Tyer  
Larry Tyer, Buyer