



NOTICE OF FORFEITURE OF REAL ESTATE CONTRACT

118-383

FILED NO. 883
 BOOK 123 PAGE 665
 1987 NOV 18 PM 2:22
 MARY E. WELLY
 RECORDER
 MADISON COUNTY, IOWA
 Fee \$10.00

TO: Richard E. Stanton and Diane F. Stanton

You and each of you are hereby notified:

(1) That the written contract dated January 2, 1985, and executed by
Paul F. Bryant and Berdean V. Bryant

as Vendors and Richard E. Stanton and Diane F. Stanton

as Vendees

for the sale of the following described real estate: situated in Madison County, Iowa

	SEC.	TWP.	RNG.	ACRES
SW SW EX 19.5 A.	20	75	26	20.5
14 A. W PT SW SW F.R.	20	75	26	14.0
S 1/2 NW SW EX E 4.5 A.	20	75	26	15.5
E 4.5 A. N 1/2 SW SW	20	75	26	4.5
E 4.5 A. S 1/2 NW SW	20	75	26	4.5
SE NE SE	19	75	26	10.0

TOTAL ACRES 69.0

has not been complied with, in respect to the terms and conditions of said contract in the following specific particulars:

(a) Failure to pay the monthly payment due October 1, 1987	\$200.00
(b) Failure to pay the real estate taxes due 9-30-87 which are now delinquent plus penalty	\$212.00
(c)	_____
(d)	_____
Total	\$412.00

(2) That said contract will stand forfeited and cancelled as by its terms and provisions it may be, unless the parties in default within 30 days after the completed service of this notice, shall perform the said terms and conditions in default, and in addition pay the reasonable costs of serving this notice.

Paul F. Bryant
Berdean V. Bryant
 Vendors (or Successors in Interest)

By *Ned P. Miller*
 Ned P. Miller Their Attorney—
 Address: 2700 Westown Parkway, Suite #300
West Des Moines, Iowa 50265

CHAPTER 656
 CODE OF IOWA

ACKNOWLEDGEMENT OF SERVICE

The undersigned, on the date hereinafter set forth, hereby acknowledge due, timely and legal service of the foregoing notice, and acknowledge receipt of copy thereof at the time and place set opposite our respective names.

	Date of Service	Place of Service
<u><i>[Signature]</i></u>	<u>10-16-87</u>	<u>D.M. IA</u>
<u>Diane F. Stanton</u>	<u>10-16-87</u>	<u>D.M. IA</u>
_____	_____	_____
_____	_____	_____

DEED REC. 123

AFFIDAVIT IN SUPPORT OF FORFEITURE
OF REAL ESTATE CONTRACT
AND DECLARATION OF FORFEITURE

TO WHOM IT MAY CONCERN:

STATE OF IOWA)
) SS
COUNTY OF POLK)

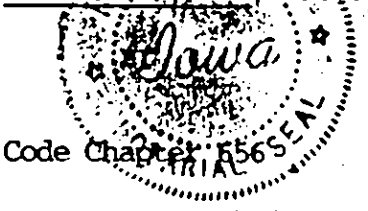
The undersigned, first being duly sworn upon oath deposes and states:

1. That the relationship of the undersigned to this transaction appears from the Notice of Forfeiture of Real Estate Contract, hereto attached, together with Acknowledgment of Service thereof; which Notice and Acknowledgment are by this reference made a part of this Affidavit as fully as if set forth herein; that by reason of such relationship the facts herein stated are within the personal knowledge of such affiant.
2. That the party served, as shown by said Acknowledgment of Service, included all parties in possession of said real estate at the time of service of said Notice.
3. That as shown by such Acknowledgment more than 30 days have passed since the service of such Notice.
4. That the default(s) mentioned in said Notice have not been removed nor performed nor paid in any amount by said vendee(s), nor by anyone; and that therefore the terms and conditions as to which there is and has been a default have not been performed within the 30 days mentioned in said Notice, nor at any time by anyone; nor has any sum been offered or tendered by said vendees or anyone; that vendor(s) have retaken possession of said real estate following the abandonment of the real estate.
5. That the Real Estate Contract mentioned in said Notice specifically provides for the forfeiture of the vendee(s)' rights in such contract in accordance with Code Chapter 656.
6. That none of the parties upon whom such Notice of Forfeiture was so served, was at the time of the service of said Notice upon them, or at the time of making this affidavit, in the military service or with the Armed Forces of the United States of America, or are they or any of them in any way entitled to any rights under the Soldiers' and Sailors' Civil Relief Act or similar act or acts amendatory thereof or supplementary thereto.
7. That this Affidavit is made as supporting proof, record and notice, that the contract referred to in said Notice of Forfeiture is now null and void, stands forfeited and cancelled and is of no force and effect whatsoever.

Paul F. Bryant
Paul F. Bryant

Berdean V. Bryant
Berdean V. Bryant
4512 Carpenter Ave.
Des Moines, IA 50311

Subscribed in my presence and sworn to before me by the said Affiants this 16th day of November 1987.



Neil P. Miller
Neil P. Miller Notary Public in and for the State of Iowa

RECORDER'S CERTIFICATE

STATE OF IOWA, COUNTY OF MADISON, ss:

The undersigned Recorder in and for said County in the State aforesaid, hereby certifies that the foregoing affidavit together with Notice and returns thereto attached was filed in the said Recorder's Office by the party or parties causing said Notice to be served as shown by the Notice, on the 18 day of November, 1987.

Mary E. Welty Madison County Recorder