

Un-Recorded Contract
THE IOWA STATE BAR ASSOCIATION

• FOR THE LEGAL EFFECT
OF THIS FORM, CONSULT YOUR LAWYER



NOTICE OF FORFEITURE OF REAL ESTATE CONTRACT

FILED NO. **1023**
BOOK 125 PAGE 46

TO: Richard B. Wallace and Sandy L. Wallace

1988 NOV 18 AM 9:16

MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA

Fee \$10.00

You and each of you are hereby notified:

(1) The terms of the written contract dated April 12, 1987, and executed by Berglund Development Corporation by its President, Douglas Berglund, as Vendors, and Richard G. Wallace and Sandy L. Wallace, as Vendees.

for the sale of the following described real estate:

Lots 12, 13, 14 and 15 in BERGLUND RURAL ESTATES, a subdivision of the Northwest Quarter (NW 1/4) of Section 32, Township 77 North, Range 27 West, all in Madison County, Iowa, containing approximately 20 acres, more or less,

has not been complied within the following specific particulars:

- (a) Payment in the amount of \$2,500.00 has not been made by April 12, 1988, as required by the contract. \$2,500.00
- (b) _____
- (c) _____
- (d) _____

Total \$2,500.00

(2) The contract shall stand forfeited unless the parties in default, within 30 days after the completed service of this notice, shall perform the terms and conditions in default, and in addition pay the reasonable costs of serving this notice.

(3) The amount of attorney fees claimed by the Vendors pursuant to Section 656.7, The Code is \$ 50.00 (not to exceed \$50.00). Payment of the attorney fees is not required to comply with this notice in order to prevent forfeiture.

BERGLUND DEVELOPMENT CORPORATION
Vendors (or Successors in Interest)

By Phyllis E. Pearson
Phyllis E. Pearson Their Attorney—
Address: 1900 Hub Tower
Des Moines, IA 50309

Chapter 656, The Code

ACKNOWLEDGEMENT OF SERVICE

The undersigned hereby acknowledge due, timely and legal service of this notice, and acknowledge receipt of a copy at the time and place set opposite their respective names.

	Date of Service	Place of Service
<u>Sandy L. Wallace</u>	<u>9-18-88</u>	<u>Des Moines, IA</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

RETURN OF SERVICE — Personal

STATE of IOWA

SS.

County of POLK

The undersigned first being duly sworn, upon oath deposes and states that he served the notice on the reverse side on each of the persons to whom the notice is addressed, and named below, by delivering a copy of the notice to each of the persons at the time and place set opposite their respective names:

Persons Served	Day	Month	Year	City, Town or Township	County	State
Sandy L. Wallace	18	9	88	Winterest	Madison	Iowa



Douglas Berglund
 Douglas Berglund

Subscribed in my presence and sworn to before me by the affiant November 9, 1988

Frank Veenschoten

Nov 30, 1988, Notary Public in the above State.

FEES

Service \$ _____

Copies \$ _____

Mileage \$ _____

Total \$ _____

RETURN OF SERVICE — Leaving Copy

STATE OF _____

SS.

County of _____

The undersigned, being first duly sworn, upon oath deposes and states that on _____
 19____, he served the notice on the reverse side on _____
 at his _____ dwelling house or usual place of abode in the City, Town or Township of _____
 in _____ County, _____, and which place was not a rooming house, hotel, club or
 apartment building, by there delivering a copy of the notice to _____

 a person residing there who was then at least eighteen years old.

Subscribed in my presence and sworn to before me by the affiant _____, 19____

_____, Notary Public in the above State.

*Berglund
 see envelope*