



REAL ESTATE CONTRACT (SHORT FORM)

IT IS AGREED between COLLEEN K. NICHOLL AND IVAN M. NICHOLL, wife and husband

, Sellers, and JANSERING PTR

, Buyers:

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

The East Half (E 1/2) of the West Two-Thirds (2/3) of Lot Seven (7) in Block Eleven (11) of the Original Town Plat Of Winterset, Madison County, Iowa,

COMPUTER

Compared

FILED NO. 1939 BOOK 54 PAGE 210

with any easements and appurtenant servient estates, but subject to the following:

1988 APR 25 PM 3:17

- 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.)

MARY E. WELTY RECORDER MADISON COUNTY, IOWA Fee \$15700

designated the Real Estate, upon the following terms:

1. PRICE. The total purchase price for the real estate is THIRTY-FOUR THOUSAND

Dollars (\$ 34,000.00)

of which None Dollars (\$ None)

has been paid. Buyers shall pay the balance to Sellers at their address, or as directed by Sellers, as follows:

\$25,500.00 on 25 APR 1988. The balance of \$8,500.00 shall be paid in monthly payments of \$136.76 each, beginning 25 May 1988, and upon the 25th day of each month thereafter until the \$8,500.00 plus interest is paid in full. The monthly payments consist of interest and principal.

2. INTEREST. Buyers shall pay interest from 25 April 1988 upon the unpaid balance, at

the rate of 9.0 percent per annum, payable monthly

Buyers shall also pay interest at the rate of same 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.

3. REAL ESTATE TAXES. Sellers shall pay 10/12 of the regular real estate tax payable

in the 12 month fiscal year that begins 1 July 1988

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. See paragraph #23.

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 25 April, 19 88

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.

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 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. **JOINER 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 for additional provisions.

Dated this 23 day of APRIL, 1988.

JANSSERING PTR

By: Susan K. Janssen
Susan K. Janssen, Partner

By: Chet R. Chickering
Chet R. Chickering, Partner **BUYERS**

621 W. Benton
Winterset, Iowa 50273

Buyers' Address

Colleen K. Nicholl
Colleen K. Nicholl
X Ivan M. Nicholl

SELLERS

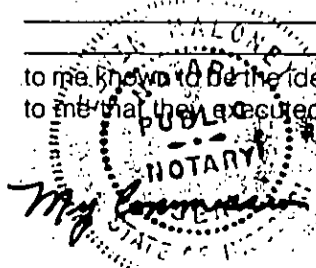
122 Young Street
Warrensburg, MO 64093

Sellers' Address

STATE OF Missouri COUNTY OF Johnson, ss:

On this 23rd day of April, 1988, before me, the undersigned, a Notary Public in and for said State, personally appeared Colleen K. Nicholl and Ivan M. Nicholl

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.



Edwin Maloney
Notary Public in and for the State of Missouri

Return to
Chet Chickering

17. Buyer's obligations hereunder shall be null and void if Farmers and Merchants State Bank, Winterset, Iowa, fails to provide financing to Buyer by either allowing Buyer to assume Sellers' existing mortgage upon the premises or by extending to Buyer new mortgage financing, not to exceed 11% interest, in the amount of \$22,500.00, and in either event, providing for a minimum of \$3,000.00 additional financing for improvements to the building.
18. Sellers shall pay to Buyer all sums held by them as Security or Rental Deposits for the current tenant(s) of the building upon the premises. Buyer shall apply said security or rental deposit against the last month of rent for the current tenant(s) per terms of Sellers' lease with tenant(s).
19. Sellers warrant that the present tenant(s) of the building upon the premises is/are on a month to month lease with monthly rental payments of \$450.00 due on the fifteenth of each month.
20. Buyer shall take the premises subject to the rights of the present tenant(s) and it shall be the responsibility of Buyer to terminate the tenancy if Buyer wants it terminated. However, Sellers shall inform Buyer of any special termination requirements beyond the usual 30 day written notice requirement on or before the date of possession.
21. Buyer may prepay principal at any time.
22. Sellers expressly agree that their interests in the premises are subordinate to the interests of Farmers and Merchants State Bank in the premises with respect to the Janssering Ptr mortgage on the premises to be filed on or about the date of closing; i.e., Sellers contract lien interests shall be a second lien upon the premises behind and subordinate to the first mortgage lien of Farmers and Merchants State Bank.
23. The pro rata taxes owed by Sellers shall be paid in the months of September 1988 and March 1989 when Seller shall pay all and 2/3, respectively, (representing 10/12), of the regular real estate tax then due.
24. Sellers shall pay \$300.00 of \$450.00 rent they received for the 4/15/87 rent payment to Buyer.

EXHIBIT A