



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 Personal Items)~~ pit group, refrigerator, and telephones.

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 herein. 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.

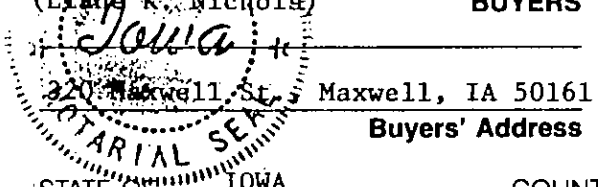
17. **ADDITIONAL PROVISIONS.**

See Exhibit "A" attached hereto and by this reference made a part of this Real Estate Contract.

Dated: JULY 18 9, 19 88

Terry L. Nichols  
(Terry L. Nichols)  
Liane K. Nichols  
(Liane K. Nichols) **BUYERS**

Norman L. Stadtler  
(Norman L. Stadtler) **SELLERS**  
Aubrey J. Stadtler  
(Aubrey J. Stadtler)  
809 Oak St., Earlham, IA 50072  
**Sellers' Address**



STATE OF IOWA, COUNTY OF MADISON, ss:

On this 9th day of JULY, 19 88, before me, the undersigned, a Notary Public in and for said State, personally appeared Terry L. Nichols, Liane K. Nichols, Norman L. Stadtler and Aubrey J. Stadtler

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

Robert J. Kress  
Notary Public in and for Said State.

## EXHIBIT "A"

## ADDITIONAL PROVISIONS

1.- Buyers acknowledge that they have made a satisfactory inspection of the property and are purchasing said property in its "as is" condition.

2.- Sellers and Buyers agree that the following personal property shall be included in this sale:

a.- Matching bedspreads, curtains, and pillows in 2 west bedrooms.

b.- Four black bar stools.

c.- Bean bag chair on base.

d.- All shelving located in garage (metal and wood).

e.- The following wooden patio furniture:

1.- Double chair with umbrella

2.- Chair

3.- Footstool

4.- 2 Endtables

5.- Picnic table

6.- 2 Benches

7.- Chaise lounge.