



REAL ESTATE CONTRACT (SHORT FORM)

IT IS AGREED between Thomas E. Bergstrom and Deborah L. Bergstrom,
husband and wife

Sellers, and Stephen T. Hess and Eleanor D. Hess,
husband and wife, as Joint Tenants with full right of survivorship
and not as Tenants in Common, Buyers:

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

COMPILED *Compared*

FILED NO. 1570
BOOK 54 PAGE 710

1989 FEB -6 AM 11:11

MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA

Fee \$15.00

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

- 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.) None

designated the Real Estate, upon the following terms:

1. **PRICE.** The total purchase price for the real estate is Fifty-five Thousand and no/100.
----- Dollars (\$ 55,000.00)

of which One Thousand and no/100 ----- Dollars (\$ 1,000.00)
has been paid. Buyers shall pay the balance to Sellers at their address, or as directed by Sellers, as follows:
entire balances due upon Seller's tender of the warranty deed and
of abstract showing merchantable title.

~~XX INTEREST. Buyers shall pay interest on XX
the amount XXXXXXXX per cent per annum payable XX.~~

~~Buyers shall also pay interest on XXXXXXXX percent per annum on all delinquent amounts and XXXX
sums reasonably advanced by Sellers to XXXXX interest in this contract completed for the year of the X
delinquent amount.~~

3. **REAL ESTATE TAXES.** Sellers shall pay the property taxes payable during the
fiscal year beginning on July 1, 1989 prorated to the date of possession
in the preceding fiscal year
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.

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 ~~XXX.~~
All other special assessments shall be paid by Buyers.

5. **POSSESSION.** Sellers shall give Buyers possession of the Real Estate on the date of closing the
transaction.

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 ~~XXXXXXXXXXXXXXXXXXXX~~, 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.) None

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. **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 MADE A PART HEREOF.

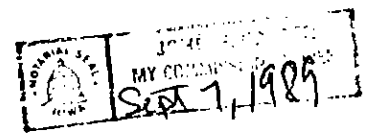
Dated this 1st day of October, 1988

Stephen I. Hess
Stephen I. Hess
Eleanor D. Hess
Eleanor D. Hess
209 Walnut Street
Earlham, Iowa 50072
Buyers' Address

Thomas E. Bergstrom
Thomas E. Bergstrom
Deborah L. Bergstrom
Deborah L. Bergstrom
723 West Green
Winterset, Iowa 50273
Sellers' Address

STATE OF IOWA, COUNTY OF MADISON, ss:
On this 1st day of October, 1988, before me, the undersigned, a Notary Public in and for said State, personally appeared Thomas E. Bergstrom and Deborah L. Bergstrom

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.



John E. Casper, Notary Public in and for Said State.

REAL ESTATE CONTRACT (SHORT FORM) THOMAS E. BERGSTROM AND DEBORAH L. BERGSTROM, SELLERS; STEPHEN T. HESS AND ELEANOR D. HESS, BUYERS

EXHIBIT "A"

A tract of land described as follows, to-wit: Beginning at a point 1208.81 feet West and 215 feet North of the center of Section Six (6), in Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, thence North 121 feet, thence East 160.91 feet, thence South 121 feet, thence West 160.91 feet to the point of beginning, containing 0.447 Acres, and,

A tract of land described as follows, to-wit: Beginning at a point 1208.81 feet West and 33 feet North of the center of Section Six (6), in Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, thence North 182.0 feet, thence East 160.91 feet, thence South 182.0 feet, thence West 160.91 feet to the point of beginning, containing 0.672 Acres

17. 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 Earlham, MADISON COUNTY, IOWA, ON THIS 7 DAY OF October, 1988.

Stephen T. Hess
STEPHEN T. HESS, BUYER

Eleanor D. Hess
ELEANOR D. HESS, BUYER

18. The parties agree the tentative date of closing upon this transaction shall be on January 3, 1989.

19. The parties agree the Buyer shall lease the above premises from the Seller during the period from the date of this sales contract to the date of closing upon the terms and conditions of a Business Lease Agreement which is separately executed this date by the parties.

STATE OF IOWA)
) SS
MADISON COUNTY)

On this 7 day of October, 1988, before me, the undersigned, a Notary Public in and for said State, personally appeared Stephen T. Hess and Eleanor D. Hess 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.



Dean R. Nelson
Notary Public in and for said State