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REAL ESTATE CONTRACT (SHORT FORM)

MARY E. WELTY RECORDER MADISON COUNTY, IOWA

IT IS AGREED between Billy W. Farlow and Kathryn A. Farlow, husband and wife,

Sellers, and Marvin D. Cox and Mary A. Cox, husband and wife,

Buyers.

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

See Exhibit "A" attached for legal description of real estate.

Grantor Billy W. Farlow reserves to himself, until his death, an access easement, due North and South, located West of the 4-Plex building situated upon the premises described. This easement shall expire at the death of Billy W. Farlow.

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.)

designated the Real Estate, upon the following terms:

1. PRICE. The total purchase price for the real estate is THIRTY-THREE THOUSAND FIVE HUNDRED AND NO/100 Dollars (\$ 33,500.00) of which SEVEN THOUSAND FIVE HUNDRED AND NO/100 Dollars (\$ 7,500.00) has been paid. Buyers shall pay the balance to Sellers at their address, or as directed by Sellers, as follows:

Balance of \$26,000.00 shall be paid in monthly installments of \$200.00 each (includes principal and interest), beginning 15 Mar 1989 and continuing on the 15th day of each month thereafter until 15 Feb 1992 when all remaining principal and accrued interest is due and payable.

2. INTEREST. Buyers shall pay interest from 15 Feb 1989 upon the unpaid balance, at the rate of 7.0 percent per annum, payable monthly. Buyers shall also pay interest at the rate of 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 15/24 of the regular real estate tax due and payable in the 12 month fiscal year beginning 1 Jul 1989; as the same become due, and any unpaid real estate taxes payable in prior years. Buyers shall pay all subsequent real estate taxes. XXXX

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 15 Feb, 1989.

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 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. **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 561.13 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.**

Dated: 9 FEB, 1989

X Marvin D. Cox  
Marvin D. Cox

X Mary A. Cox  
Mary A. Cox

**BUYERS**

R.R. 1, Box 184

Winterset, Iowa 50273

**Buyers' Address**

X Billy W. Farlow  
Billy W. Farlow

X Kathryn A. Farlow  
Kathryn A. Farlow

**SELLERS**

220 N. 9th Street

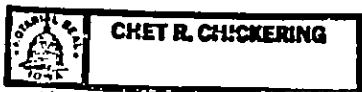
Winterset, Iowa 50273

**Sellers' Address**

STATE OF IOWA, COUNTY OF MADISON, ss:

On this 9<sup>th</sup> 10 day of February, 1989, before me, the undersigned, a Notary Public in and for said State, personally appeared Marvin D. Cox, Mary A. Cox, Billy W. Farlow and Kathryn A. Farlow

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.



Chet R. Chickering  
Notary Public in and for Said State.

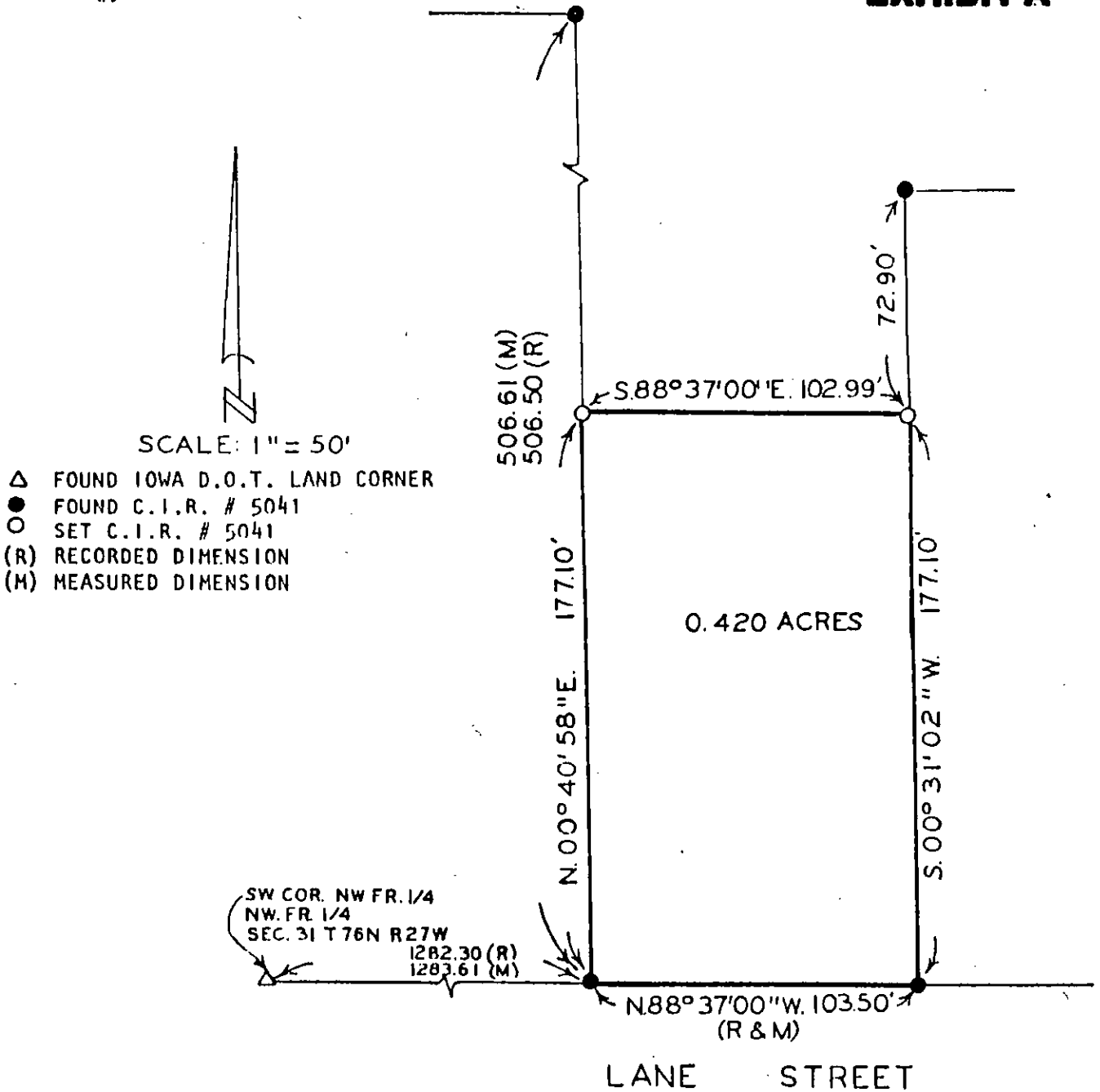
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MARY E. WELTY  
 RECORDER  
 MADISON COUNTY, IOWA

PLAT OF SURVEY FOR BILL FARLOW  
 IN THE NW. FR. 1/4 OF THE NW. FR. 1/4  
 OF SEC. 31, T76N, R27W OF THE 5TH  
 P.M., CITY OF WINTERSET,  
 MADISON COUNTY, IOWA

**EXHIBIT A**

**EXHIBIT A**



**DESCRIPTION:**

A parcel of land located in the Northwest Fractional Quarter of the Northwest Fractional Quarter of Section 31, Township 76 North, Range 27 West of the 5th Principal Meridian, City of Winterset, Madison County, Iowa, more particularly described as follows:

Commencing at Southwest Corner of the NW. Fr. 1/4 of the NW. Fr. 1/4 of Section 31, T76N, R27W of the 5th P.M., City of Winterset, Madison County, Iowa; thence, along the South line of said NW. Fr. 1/4 of the NW. Fr. 1/4, South 88°37'00" East 1283.61 feet to the Point of Beginning; thence North 00°40'58" East 177.10 feet; thence South 88°37'00" East 102.99 feet; thence South 00°31'02" West 177.10 feet to the South line of said NW. FR. 1/4 of the NW. Fr. 1/4; thence, along said South line, North 88°37'00" West 103.50 feet to the Point of Beginning. Said parcel of land contains 0.420 acres.

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, PLAT, MAP, SURVEY OR REPORT WAS MADE BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA

SIGNED *Charles T. Vance* DATE 14 Feb. 1989  
 Charles T. Vance, P.E. & L.S. Iowa Reg. No. 5041

**EXHIBIT A**

VANCE & HOCHSTETLER, P.C.  
 CONSULTING ENGINEERS  
 71 JEFFERSON  
 WINTERSET, IOWA 50273