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BOOK 125 PAGE 527

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## Company

MARY E. WELTY  
RECORDER  
MADISON COUNTY, IOWA  
Fee \$15.00

SPACE ABOVE THIS LINE  
FOR RECORDER



# REAL ESTATE CONTRACT (SHORT FORM)

IT IS AGREED between Union State Bank

\_\_\_\_\_, ("Sellers"), and James C. Eller and Susan Eller, husband  
and wife

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

A tract of land commencing at a point 247 feet South of the Northwest corner of Section Twenty-four (24) in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa running thence South 94 feet, thence East 274 feet, thence North 94 feet, thence West 274 feet to the point of beginning.

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.) \_\_\_\_\_

(the "Real Estate"), upon the following terms:

1. **PRICE.** The total purchase price for the Real Estate is Thirty-five Thousand Five Hundred  
Forty-five Dollars and 03/100-----Dollars(\$ 35,545.03 )  
of which NONE-----Dollars(\$ 0.00 )  
has been paid. Buyers shall pay the balance to Sellers at their address  
directed by Sellers, as follows: \$35,545.03 payable as \$343.90 on May 1, 1989 and \$343.90  
on the 1st of each month thereafter until October 1, 1993, when the unpaid  
principal balance and accrued interest is due.

2. **INTEREST.** Buyers shall pay interest from April 21, 1989 on the unpaid balance, at the rate of 10.00 percent per annum, payable monthly

Buyers shall also pay interest at the rate of 18.00 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 half of the taxes due in September 1989

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 N/A. All other special assessments shall be paid by Buyers.

5. **POSSESSION.** Sellers shall give Buyers possession of the Real Estate on April 21, 1989, provided Buyers are not in default under this contract.

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.

DEED RECORD 125

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 or conformity with this contract, 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.) N/A

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 term 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 to 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, Sellers may, at Seller's option, either (i) forfeit Buyers' rights in this contract as provided in the Iowa Code, and all payments made by Buyers shall be forfeited or (ii) upon thirty days written notice by Sellers to Buyers of Sellers' 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, and 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 Iowa Code.

b. If Sellers fail to timely perform their obligations under this contract, Buyers shall have the right to terminate this contract and 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 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 shares or in compliance with Section 561.13 of the Iowa 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, 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 I ATTACHED HERE TO

Dated April 21st, 19 89

James C. Eller  
James C. Eller  
Susan L. Eller  
Susan Eller

BUYERS

UNION STATE BANK

James F. Herrick  
James F. Herrick, President  
201 West Court  
Winterset, IA 50273

SELLERS

STATE OF Iowa, COUNTY OF Madison, ss.

On this 21st day of April, 19 89, before me, the undersigned, a Notary Public in and for said State, personally appeared James C. Eller and Susan Eller

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 own act and deed.



Sherry A. Tolley  
Sherry A. Tolley, Notary Public in and for Said State.

Exhibit I attached to and by this reference made a part of a certain real estate contract dated April 21, 1989, with Union State Bank as the seller and James C. Eller and Susan Eller as purchasers.

IF THE MORTGAGOR SHALL CONVEY AWAY SAID PREMISES OR ANY PART THEREOF, OR IF THE TITLE THERETO SHALL BECOME VESTED IN ANY PERSON OR PERSONS OTHER THAN MORTGAGOR IN ANY MANNER WHATSOEVER then and in every such case the whole principal sum secured by this mortgage with all interest thereon and all other amounts hereby secured shall, at the option of the Mortgagee be and become immediately due and payable, and may forthwith or at any time thereafter be collected by suit at law, foreclosure of or other proceeding upon this mortgage or by any other proper legal or equitable procedure without declaration of said option and without notice.

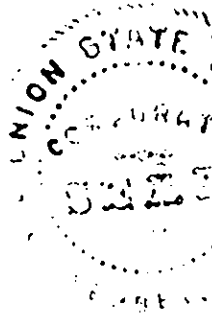
I understand that homestead property is in many cases protected from the claims of creditors and exempt from judicial sale; and that by signing this contract, I voluntarily give up my right to this protection for this property with respect to claims based upon this contract.

James C. Eller Mortgagor  
James C. Eller

April 21, 1989

Susan E. Eller Mortgagor  
Susan Eller  
UNION STATE BANK  
James F. Herrick  
James F. Herrick  
STATE OF IOWA  
County of Madison

April 21, 1989



On this 21st day of April A.D. 1989 before me appeared James F. Herrick and \_\_\_\_\_ to me personally known, who being by me duly sworn, did say that he is the President and \_\_\_\_\_ Respectively of Union State Bank, Winterset, Iowa and that the seal affixed to said instrument is the corporate seal of said corporation by authority of its board of directors, and said James F. Herrick and \_\_\_\_\_ acknowledged said instrument to be the voluntary act and deed of said corporation.

STATE OF Iowa, COUNTY OF Madison

On this 21st day of April, 1989, before me, the undersigned, a Notary Public in and for said State, personally appeared James C. Eller and Susan Eller 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.

Sherry A. Tolley  
Sherry A. Tolley  
Notary Public in and for Madison  
County, Iowa.



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County, Iowa.