



REAL ESTATE CONTRACT (SHORT FORM)

IND. REC. PAGE

IT IS AGREED between COLLEEN B. MORSE, Single

Sellers, and DIANE L. ROBINSON

Buyers.

MADISON

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

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MARY E. WELTY RECORDER MADISON COUNTY, IOWA

Fee \$15.00

(SEE ATTACHED LEGAL DESCRIPTION)

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 Thirteen Thousand, Five Hundred and no/100 Dollars (\$ 13,500.00) of which Two Thousand, Five Hundred and no/100 Dollars (\$ 2,500.00) has been paid. Buyers shall pay the balance to Sellers at their address, or as directed by Sellers, as follows:

\$250.00 on June 1, 1989 and \$250.00 on the first day of each month thereafter until May 1, 1992, when the remaining balance shall become due and payable. Each payment shall first be applied to the interest due and then the principal.

2. INTEREST. Buyers shall pay interest from May 1, 1989 upon the unpaid balance, at the rate of 12% percent per annum, payable Monthly. Buyers shall also pay interest at the rate of 12% 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 Real Estate taxes pro-rated to date of possession

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 May 1, 1989. All other special assessments shall be paid by Buyers.

5. POSSESSION. Sellers shall give Buyers possession of the Real Estate on May 1, 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. **Buyer may not remove trees or building without written permission of Seller. Buyer may remove old house.**

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.** In the event of the death of Seller, payments to be made to Carleton D. Cordes, 218 Maple, Fort Morgan, Colorado, 80701. This Contract shall be due and payable in full upon sale or assignment by the Buyer. Buyer can not assign equity in property without written permission of Seller. Buyer takes property "as is".

Dated: April 28, 19 89

Diane L. Robinson  
DIANE L. ROBINSON

**BUYERS**

4102 Harding Rd.,

Des Moines, Iowa

**Buyers' Address**

Colleen B. Morse  
COLLEEN B. MORSE

**SELLERS**

204 S. E. 6th

Bentonville, Ark., 72712

**Sellers' Address**

STATE OF Iowa, COUNTY OF Madison, ss:

On this 28 day of April, 1989, before me, the undersigned, a Notary Public in and for said State, personally appeared Diane L. Robinson & Colleen B. Morse

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.



Steven P. Weers, Notary Public in and for Said State.

## EXHIBIT "A"

- A. Commencing at the Southwest Corner of the Northeast Quarter of Section 19, Township 76 North of Range 28 West of the 5th P.M., Madison County, Iowa, thence North 90°00' East 978.00 Feet along the Quarter Section line to the point of beginning. Thence continuing North 90°00' East 310.00 Feet, thence North 00°00' 280 Feet, thence North 90°00' West 310.00 Feet, thence South 00°00' 280.00 Feet to the point of beginning,

and Grantors grant to Grantees, their heirs and assigns, an easement for underground waterline over real estate described as follows:

A strip of land 10.00 Feet wide and being 5.00 Feet wide on each side of the following described center-line:

Commencing at the Southwest Corner of the Northeast Quarter of Section 19, Township 76 North of Range 28, West of the 5th P.M., Madison County, Iowa, thence North 90°00' East 1,288.00 Feet, thence North 00°00' 235 Feet to the point of beginning, thence North 39°51' East, 865 Feet to an existing well and windmill.

and the right to use said well within said easement and the right to lay and maintain the waterline and pump in the well which is on said easement. Grantors give and grant to Grantees the nonexclusive right to use water from said well.

This portion of the deed is given in full performance of a certain contract for the sale of said real estate, dated May 26, 1978, between Grantors and Grantees.

and

- B. Commencing at the Southwest Corner of the Northeast Quarter of Section 19, Township 76 North of Range 28, West of the 5th P.M., Madison County, Iowa, thence North 90°00' East 1,288.00 Feet, thence North 00°00' 280 Feet to the point of beginning, thence North 00°00' 21 Feet, thence North 90°00' West, 390 Feet, thence South 00°00' 21 Feet, thence North 90°00' East 390 Feet to the point of beginning.

and

- C. Commencing at the Southwest Corner of the Northeast Quarter of Section 19, Township 76 North of Range 28 West of the 5th P.M., Madison County, Iowa, thence North 90°00' East 788 Feet to the point of beginning, thence continuing North 90°00' East 190 Feet, thence North 00°00' 280 Feet, thence North 90°00' West 80 Feet, thence southwesterly to the point of beginning.

The South line of the Northeast Quarter of Section 19, Township 76 North of Range 28 West of the 5th P.M., Madison County, Iowa, is assumed to bear due east and west.

Grantees shall install and maintain a hog tight fence along the East side of Parcel A, the East, North and West side of Parcel B and the West side of Parcel C. Said fence agreement shall run with the land.