COMPARED

FILED NO._3180

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BOOK 41 PAGE 22

JOAN WELCH

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		MADISON COUNTY AUDITOR		MICHELLE LITSLER
To:_	Mr. & Mrs. Dean H. Mapes	· · · · · ·	- Date:	RECORDER Madison County. Iowa 6/26/92
	R. 2, Box 7			
	Winterset, Ia. 50273			
From	n: Joan Welch, Madison (County Auditor		
RE:	See attached land description			
_				

NOTICE OF REQUIREMENT TO FILE PLAT OF SURVEY

Pursuant to Section 409A.4 and 409A.13, copies of which are attached, you are hereby notified that as owners of the land or of some interest in the land hereinbefore described above, which has been divided using a metes and bounds description, you are required by the aforementioned Code sections to have a plat of survey made of the division and record same as required by Chapter 409A, Code of Iowa. Information concerning the preparation and recording of plats of survey may be obtained by consulting Chapter 409A, Code of Iowa.

You are further notified if you fail, within thirty (30) days to comply with this notice, or file with the Madison County Auditor's Office a statement of intent to comply with this notice, a surveyor shall be contracted to have a survey made and a plat of survey recorded as necessary to comply with Chapter 409A, Code of Iowa. Pursuant to Section 409A.17, Code of Iowa, the total cost of the surveying, platting and recording of a plat shall be assessed to each parcel included in the plat of survey and collected in the same manner as general taxes.

You are further notified that pursuant to Section 409A.14, you may appeal said notice to the District Court within twenty (20) days after receiving this notice.

If you have any questions regarding this notice, please contact me in my office at 462-3914.

Dated this 26th day of June , 1992 at Winterset, Madison County, Iowa.

Madieon County Auditor

Madison County Courthouse, P. O. Box 152, Winterset, Iowa 50273

Pref. Risk to mapes

REAL ESTATE CONTRACT

FRED NO. 1984 Page 128 PAGE 59

91 APR -2 AH 9: (MICHELLE UTSLET RECORDER MADISON COUNTY.10"

FEE: \$20.00 COMPARED

IT IS AGREED between Preferred Risk Life Insurance Company, a Colorado Corporation, Seller, and Dean H. Mapes and Barbara J. Mapes, husband and wife, of Madison County, Iowa, Buyer:

That Seller thereby agrees to sell and Buyer hereby agrees to buy the real estate situated in Madison County, Iowa, described as:

All of Section Six (6) except the East Half (1/2) of the Fractional Northeast Quarter (1/4) of the Northeast Quarter (1/4) and except the Fractional Northwest Quarter (1/4) and except that part of the Southwest Quarter (1/4) and except that part of the Southwest Fractional Quarter (1/4) of the Southwest Quarter (1/4) lying West of the Public Highway \$169 % and the Northwest Fractional Quarter (1/4) of the Northwest Quarter (1/4) and all that part of the Northeast Quarter (1/4) of the Northwest Quarter (1/4) lying and being North of the main channel of North River as the same runs through said forty-acre tract, in Section Seven (7); all in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M.; and all that part of the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Twelve (12) in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M. lying and being South and East of Public Highway \$169 as now located; all in Madison County, Iowa. Madison County, Iowa.

together with all easements and servient estates appurtenant thereto, upon the following terms:

1. TOTAL PURCHASE PRICE for said property is the sum of Three Hundred Sixty-four Thousand One Hundred Dollars of three Bundred Sixty-four incusant one mindred bottom (\$364,100.00) of which One Thousand Dollars (\$1,000.00) has been paid to Hertz Farm Management, Inc. of Nevada, Iowa, the escrow agent; receipt of which is hereby acknowledged by Seller; and Buyer agrees to pay to Seller at the business office of Seller, or as directed by Seller as follows:

\$35,410.00 on March 29, 1991.

2. PAYMENTS. Beginning December 15, 1991, the Buyer agrees to make semi-annual payments to the Seller in the amount of \$21,316.70, or more, at the business office of the Seller or as directed by Seller. Payments in the amount of Seller or as directed by Seller. Payments in the amount of \$21,316.70, or more, shall be made on each June 15 and December 15 of each calendar year following the payment to be made on December 15, 1991, until June 15, 2006, when all remaining balances shall be due and payable in full. The installment payments include principal and interest. All payments shall first be credited towards interest accrued to the date of payment and the balance towards the reduction of principal. The Buyer shall pay Seller as directed above, interest on the unpaid principal balance from June 15, 1991, at the rate of 10% per annum payable as herein provided. If the event of Buyer prepayments of principal, the semi-annual navment amount shall be adjusted to allow the contract

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MISC. RECORD 41

THE IOWA STATE BAR ASSOCIATION OFFICIAL FORM NO. 142 REAL ESTATE CONTRACT-INSTALLMENTS 19 92 by and between Dean H. Mapes and Barbara J. Mapes, husband and wife of the County Madison
State of lowe, Selers; and Grex Mapes and Jo Lee Mapes, husban wite a dia Jourge of the County of Madison

of the County Madison

State of lowe, Selers; and Grex Mapes and Jo Lee Mapes, husban of the County of Madison

of the County of Madison

State of lowe, Selers; and the Buyers in consideration of the premises, hereby agree with the Selers to purchase the following described real estate situated in the County of Madison

State of lowe, Buyers, and the Buyers in consideration of the premises, hereby agree with the Selers to purchase the following described real estate situated in the County of Madison

State of lowe, to wit: All that part of Section Six (6) lying and being North of the County Road Right of Way as the same now crosses this Section except the East Half (1) of the Fractional Northeast Quarter (1) of the Northeast Quarter (1) and except the Fractional Northwest Quarter (1) of the Northwest Quarter (1) and except that part of the Southwest Fractional Quarter (1) of the Southwest Quarter (1) lying West of the Public Highway #169 in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M. in Madison County, Iowa together with any easements and servient estates appurtenant thereto, but with such reservations and exceptions of title as may be below stated, and certain personal property if and as may be herein described of if and as an itemized list is attached hereto and marked "Exhibit A" all upon the terms and conditions following:

1.TOTAL PURCHASE PRICE. The horse operate pay for said property the total of \$2.6.00.0000 date and populate at 1. TOTAL PURCHASE PRICE. The buyer agrees to pay for said property to R. R. #2 Box #7. Winterset Madison R. R. #2 Box #7. Winterset Madison County, town, as below:

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page 1, 1992; and, \$21,316.70, or more, due on or before the first day of December of each year thereafter until December 1, 2006 when all balances due hereunder are payable in full. The annual payments include principal and interest. All payments shall be first credited towards the interest accrued to the date of payment and the balance towards the reduction in principal. The Buyer shall pay Seller interest upon the unpaid principal balances from March! 1992 at the rate of ten percent (10%) per annum payable annually as above provided. STATE OF IOWA SE INSI No. 2149 Fined for Record this 13 day of March 18 92 at 1-9 MADISON COUNTY, Book 129 Page 635 Recording Fee \$10.00 Michelle Utsler, Recorder, By State Not Applicable ATAKER. Select shall pay all the property taxes payable in the fiscal year commencing on July 1, 1991

presentation de la company de

mess March 15, 1992