Date December 31 ,19 84

Place Winterset, Iowa 50273

ASSIGNMENT OF REAL ESTATE CONTRACT

In order to induce the Union State Bank, Winterset, Iowa to make a loan to the undersigned, borrowers do hereby assign all of their right, title and interest in and to a certain Real Estate Contract, described below, to said Union State Bank:

That certain Real Estate Contract dated January 13, 1976 , wherein Ronald J. Sons

are the contract purchasers, and E. Marret Edwards and Patricia D. Edwards Husband and Wife

are contract sellers in the original amount of $171,000.00 , recorded in the County Recorder's Office of Madison County, City of Winterset , Iowa, on January 15 ,19 76, in Book 105 , on Page 353 , covering the following described realty, to wit:

The North Half (N½) of the Northwest Quarter (NW¼); the Southeast Quarter (SE¼) of the Northwest Quarter (NW¼); and the South Half (S½) of the Northeast Quarter (NE¼); and the Southwest Quarter (SW¼) of the Northwest Quarter (NW¼) all in Section Thirteen (13), in Township Seventy-four (74) North, of Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

For Release of Assignment see Deed Rec 136-556

Compared

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1984 DEC 31 PM 2:00

IND. ✓
REC. ✓
PAGE ✓

MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA

1pg Fee $5.00

It is distinctly understood, however, that this assignment imposes no liability on the assignees thereof,unless and until said Union State Bank, Assignee, undertakes to assume the rights, liabilities, and obligations under said Real Estate Contract, by written notice , given by it to the contract seller or contract purchaser.

Assignors further stipulate that no previous assignment has been made, that all terms of the purchase contract have been or will be fulfilled and agree further that no additional assignment will be made of the realty specified under the aforementioned contract.

Assignors agree that upon fulfilling the terms of the purchase of sale contract and acquiring a deed thereto, they will execute a real estate mortgage to assignee as additional collateral security for payment of a Note dated December 31 ,19 84 .

E. Marret Edwards

E. Marret Edwards

(X) Patricia D. Edwards

Patricia D. Edwards

STATE OF Iowa
COUNTY OF Madison

I, Sherry A. Tolley , a Notary Public in and for said County, in the State aforesaid, do hereby certify that E. Marret Edwards and Patricia D. Edwards personally known to me to be the same person s whose name s subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed,sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth; including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 31st day of December , 84 .

(NOTARIAL SEAL) SHERRY A. TOLLEY MY COMMISSION EXPIRES August 9, 1987

Sherry A. Tolley Notary Public

Sherry A. Tolley

My Commission expires August 9, 1987