117-567

IOWA STATE BAR ASSOCIATION
Official Form No. 8 (Trade-Mark Registered, State of Iowa, 1967)

• FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

# NOTICE OF FORFEITURE OF REAL ESTATE CONTRACT

1430

MAY 6 1985

TO: RICHARD L. WINEBRENNER

You and each of you are hereby notified:

(1) That the written contract dated 16 February, 1984/~~xxx~~ and all amendments thereto, executed by Pam J. Madison and Kenneth D. Madison, wife and husband, as Vendors and Richard L. Winebrenner as Vendees for the sale of the following described real estate:

The Northwest Quarter (NW¼) of the Northeast Quarter (NE¼) of Section Thirty-five (35), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, excepting therefrom a tract described as follows: Commencing at the Northwest Corner of said NW¼ of the NE¼, running thence East 262 feet along the north line of said 40-acre tract, thence south 402 feet, thence west 262 feet, thence north along the west line of said 40-acre tract approximately 402 feet to the point of beginning.

has not been complied with, in respect to the terms and conditions of said contract in the following specific particulars:

| | | |
|---|---|---|
| (a) | $1,500.00 principal due 1 Mar 1985 | $ 1,500.00 |
| (b) | $3,300.00 interest due 1 Mar 1985 | 3,300.00 |
| (c) | $ 0.00 attorney fees | 0.00 |
| (d) | | |

1A Payment of attorney fees is not required to comply with the Notice and prevent forfeiture. **Total** $4,800.00

(2) That said contract will stand forfeited and cancelled as by its terms and provisions it may be, unless the parties in default within 30 days after the completed service of this notice, shall perform the said terms and conditions in default, and in addition pay the reasonable costs of serving this notice.

FILED NO. 2183
BOOK 118 PAGE 753
1985 JUN 10 AM 9:57
MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA
Fee $10.00

2 pgs.

CHAPTER 656
CODE OF IOWA

PAM J. MADISON AND KENNETH D. MADISON

Vendors (or Successors in Interest)

DARLING, CHICKERING & DARLING

By Chet R. Chickering
Chet R. Chickering Their Attorney
Address: 53 Jefferson Street
Winterset, Iowa 50273

Please type or print names under signatures as per Section 335.2 Code of Iowa

## ACKNOWLEDGEMENT OF SERVICE

The undersigned, on the date hereinafter set forth, hereby acknowledge due, timely and legal service of the foregoing notice, and acknowledge receipt of copy thereof at the time and place set opposite our respective names.

| | Date of Service | Place of Service |
|---|---|---|
| | | |
| | | |
| | | |
| | | |

753

Current January, 1981 DEED REC. 118 Chapter 656 8. NOTICE OF FORFEITURE

for affidavit in support of forfeiture see misc Rec 40-256

If service by publication see footnote on first page and determine what constitutes an adequate return.

## RETURN OF SERVICE—Personal

STATE of Iowa,
County of _____ } ss.

The undersigned first being duly sworn, upon oath deposes and states that ___he served the notice on the obverse side hereof on each of the persons to whom said notice is addressed, and named below, by delivering a copy of said notice to each of said persons at the time and place set opposite their respective names, to-wit:

| Persons Served | Day | Month | Year | City, Town or Township | County | State |
|---|---|---|---|---|---|---|
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |

Danny L White

Subscribed in my presence and sworn to before me by said affiant this _____ day of _____, 19____.

_____, Notary Public in and for said County and State.

FEES

Service - - - - - - $ 6.00
Copies - - - - - - $ _____
Mileage - - - - - - $ 5.52
Total - - - - - - - $ 11.52

Fee pd Plaintiff atty 05-09-85 W

## RETURN OF SERVICE—Leaving Copy

STATE OF IOWA,
County of Madison } ss.

The undersigned, being first duly sworn, upon oath deposes and states that on the 8th day of May, 19 85, he served the notice on the obverse side hereof on Richard L. Winebrenner at his usual dwelling house or usual place of abode in the ~~City, Town~~ or Township of Scott in Madison County, Iowa, and which place was not a rooming house, hotel, club or apartment building, by there delivering a copy thereof to Jean Winebrenner, wife a person residing therein who was then at least eighteen years old.

Sheriff Paul D. Welch
Madison County
220 N. 1st Ave.
Winterset, IA 50273
Phone 515-462-3575

Danny L. White

Danny L. White, Deputy Sheriff

Subscribed in my presence and sworn to before me by said affiant this _____ day of _____, 19____.

_____, Notary Public in and for said County and State.

Note: For service by publication, see Code Section 656.3.

Note: For proof and record of service, see Code Section 656.5.