DEED REC. 117 478

IND. ✓
REC. ✓
PAGE ✓

Date January 23, ,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 May 3, 1976, wherein Glen A. Anderson and Carl A. Anderson are the contract purchasers, and Luther J. Holm and Bernice J. Holm are contract sellers in the original amount of $ 78,750.00, recorded in the County Recorder's Office of Madison County, City of Winterset, Iowa, on May 3 ,1976, in Book 105, on Page 636, covering the following described realty, to wit:

See Exhibit I attached hereto and by this reference made a part hereof

For Release see Deed Rec 131-42 12-17-92

Compared

FILED NO. 1328
BOOK 117 PAGE 478
1984 JAN 24 PM 2:00
MARY E. WELTY
RECORDER
January 24 MADISON COUNTY, IOWA
Fee $6.00
2pgs.

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 January 23, ,19 84 .

X Luther J. Holm
Luther J. Holm
X Bernice J. Holm
Bernice J. Holm

STATE OF Iowa
COUNTY OF Madison

I, _____, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Luther J. Holm and Bernice J. Holm personally known to me to be the same persons whose names 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 23rd day of January, 1984.

(NOTARIAL SEAL)

Jeannie M. Utsler Notary Public

My Commission expires 8-31-86

JEANNIE M. UTSLER
MY COMMISSION EXPIRES
8-31-86

Exhibit I attached hereto and by this reference made a part of a certain real estate contract/assignment dated January 23, 1984, and executed by Luther J. Holm and Bernice J. Holm, husband & wife.

South Half of Southwest Quarter ($S\frac{1}{2}SW\frac{1}{4}$) and 2 acres off the South end of the West Half of Northeast Quarter of the Southwest Quarter ($W\frac{1}{2}NE\frac{1}{4}SW\frac{1}{4}$) described as follows: Commencing at the southwest corner of said 20-acre tract, thence east to the southeast corner thereof, thence north 3 rods, thence in a northwesterly direction to a point on the west line of said 20-acre tract 13 rods north of the point of beginning, thence south to the point of beginning, in Section 20, and the Northeast Quarter of the Northwest Quarter of the Northwest Quarter ($NE\frac{1}{4}NW\frac{1}{4}NW\frac{1}{4}$) and the east 9 acres of the Southeast Quarter of the Northwest Quarter of the Northwest Quarter ($SE\frac{1}{4}NW\frac{1}{4}NW\frac{1}{4}$) of Section 29, all in Township 75 North, Range 28, West of the 5th P.M.; and the South Half of the Southeast Quarter ($S\frac{1}{2}SE\frac{1}{4}$), except for the east 6 acres thereof, in Section 20, all in Township 75 North, Range 28, West of the 5th P.M. in Madison County, Iowa.

Dated January 23, 1984

x Luther J. Holm
Luther J. Holm

x Bernice J. Holm
Bernice J. Holm