ASSIGNMENT OF REAL ESTATE CONTRACT

KNOW ALL MEN BY THESE PRESENTS:

That we, Charles Nalean and Coletta Nalean, husband and wife, hereby transfer all our right, title and interest in and to a real estate contract dated September 27, 1974 by and between B. Ruth Beeler, a single person, as seller, and Charles Nalean and Coletta Nalean, husband and wife, as buyers, for the sale and purchase of the following described real estate, to-wit:

> Northwest fractional Quarter (NW fr ¼) of Section Thirty (30), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., containing 77.35 acres, more or less, and the East Half of the Northeast Quarter (E½ NE¼), and the Southwest Quarter of the Northeast Quarter (SW¼ NE¼) of Section Twenty-five (25), Township Seventy-four (74) North, of Range Twenty-seven (27), West of the 5th P.M., containing 120 acres, more or less, all in Madison County, Iowa,

to Loren A. Nalean, John E. Nalean, Steven K. Nalean, and Susan Ruth Nalean, share and share alike, subject to the payment of the balance due on said contract in the amount of $66,650.00 which the assignees assume and agree to pay according to the terms of the contract, and further agree to hold the assignors herein harmless from the payments on the contract as the same fall due; and further, subject to the retention by the sellers of a tract of land of approximately ten acres where the buildings are located, more particularly described as follows:

> North ten (10) acres of the Northwest fractional Quarter (NW fr ¼) of Section Thirty (30), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison Co., Ia.

and the sellers will retain possession of said real estate, and when the contract is completed will receive a deed to said property at the same time that the assignees receive a deed to the balance of the real estate included in the contract.

The assignors further agree to deliver possession of said real estate included in the contract, except for the tract retained by the sellers, upon execution of this Assignment and to pay all taxes for the calendar year 1976.

That the assignees are hereby executing this Assignment also and assume and agree to pay the balance on the contract in the amount of $66,650.00 as the same fall due under the terms of the contract, and to perform all other requirements including payment of interest and taxes as the same become due as set forth in the contract.

Dated December 24, 1976.

Charles Nalean
Charles Nalean

Coletta Nalean
Coletta Nalean

Loren A. Nalean
Loren A. Nalean

John E. Nalean
John E. Nalean

Steven K. Nalean
Steven K. Nalean

Susan K. Nalean
Susan Ruth Nalean

ASSIGNORS

ASSIGNEES

Compared

FILED NO. 1179
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1976 DEC 30 PM 4:57

MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA

Fee $4.50

STATE OF IOWA

SS:

DALLAS COUNTY

On this 24th day of December, 1976, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Charles Nalean and Coletta Nalean, husband and wife, and Loren A. Nalean, John E. Nalean, Steven K. Nalean and Susan Ruth Nalean, to me known to be the identical persons named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

Charles I. Joy

Charles I. Joy
Notary Public in and for the
State of Iowa