Ralph L. Thoren & wife
To
George Koehler

#4095

Fee $1.00

Filed for record the 29 day of October A. D. 1960 at 11:55 o'clock A. M.
Mary E. Welty, Recorder
Shirley G. Henry, Deputy

ASSIGNMENT OF REAL ESTATE CONTRACT

FOR AND IN CONSIDERATION of One Dollar and other valuable consideration, the undersigned, Ralph L. Thoren and Betty F. Thoren, husband and wife, do hereby SELL, TRANSFER, ASSIGN, and CONVEY to George Koehler, all of their right, title and interest in, to and under one certain Real Estate Contract by and between the undersigned as purchasers and M. L. Lombard and Maudellu Lombard, husband and wife, as sellers, said Contract having been entered into September 12, 1957 and being duly recorded May 26, 1958 at Book 35, Page 520 in the office of the Madison County, Iowa, Recorder.

The said Real Estate Contract and this Assignment thereof is subject to the present debt existing on a certain Real Estate Mortgage given by the said M. L. Lombard and Maudellu Lombard to Charles Binns, said Mortgage having been given on the 11th day of February, 1956, the same being duly recorded the 13th day of February, 1956, at Book 105, Page 333 in the office of the Madison County, Iowa, Recorder.

Assignee, George Koehler, by his acceptance hereof, assumes and agrees to pay the balance owing upon said Contract to the said M. L. Lombard and Maudellu Lombard, and the balance owing upon said Mortgage debt to the said Charles Binns.

The undersigned Assignors hereby vest in the said George Koehler all of their rights under said Contract, including their possession of the real estate conveyed thereunder, to-wit:

Lot Five (5) in Block Fifteen (15) of Pitzer and Knight's Addition to the City of Winterset, Madison County, Iowa.

and Warrant the same to be free and clear of any and all liens, or encumbrances whatsoever, other than the lien and encumbrance existing by virtue of the rights of Contract Purchasers and of the Mortgage, both of which are hereinbefore mentioned.

Executed this 1st day of October, A.D. 1960, at Winterset, Madison County, Iowa.

Ralph L. Thoren
Ralph L. Thoren
Betty F. Thoren
Betty F. Thoren

STATE OF IOWA MADISON COUNTY) SS:

On this 1st day of October, A.D. 1960, before me personally appeared Ralph L. Thoren and Betty F. Thoren, to me personally 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 for the purposes therein specified.

NOTARIAL SEAL

Gordon K. Darling Notary Public in and for Madison County.