BOOK BLANK BOOK CO., BOONE, IOWA 12514-52

Herman Ketelsen &
Mary Ketelsen
To
John Ayers

#5591

Fee $ 1.20 VGH

Filed for record the 22 day of November A. D. 1954 at 3:30 o'clock P. M.

Wilma M. Wade, Recorder

ASSIGNMENT OF LAND CONTRACT

Indenture made the 22 day of November A. D. 1954, between Herman Ketelsen and Mary Ketelsen of St. Charles, Iowa, of the First Part, and John Ayers of St. Charles, Iowa, of the Second Part:

WHEREAS, by a certain agreement, bearing date, the 26th day of August, 1953, between Genevieve Greenwood and Ward Greenwood, wife and husband, and the said Party of the First Part, the said Genevieve Greenwood and Ward Greenwood agreed to sell and convey to the said party of the First Part, for the price and upon the terms therein mentioned, that certain parcel of land described as follows, to-wit:

Lot Four (4) in Block One (1) of Stouffer's Addition to the Town of St. Charles, Iowa;

and whereas the sum of $1,200 has been paid on said purchase price, said contract being found of record in Book 35 at Page 74 of Real Estate Deeds of the Office of the County Recorder of Madison County, Iowa.

Now, this indenture witnesseth that the said party of the first part, in consideration of the sum of $1,300 to them paid by the said party of the Second Part, the receipt whereof is hereby acknowledged, doth hereby assign, transfer, and set over unto the said party of the Second Part the above-recited agreement and all the right, title and interest of the said party of the First Part in and to the parcel of land therein described, to have and to hold the same unto the said Party of the Second Part, his heirs, executors, administrators, and assigns, forever, subject, nevertheless, to the terms, conditions and stipulations in the said agreement contained.

And the said Party of the Second Part hereby covenants and agrees to and with the said Parties of the First Part that the said Party of the Second Part will pay the said purchase

price, and will observe and perform all the terms, conditions and stipulations in the said agreement mentioned which are thereunder by the said Parties of the First Part to be observed and performed, and will save harmless and keep indemnified the said Parties of the First Part against all claims, demands, and actions by reason of the failure of the said Party of the Second Part to observe and perform the said agreement.

In witness whereof we have hereunto set out hands this 22 day of November, 1954.

Herman Ketelsen
Mary Ketelsen
Parties of the First Part

John Ayers
Party of the Second Part

STATE OF IOWA MADISON COUNTY) SS

On this 22 day of November, A. D. 1954, before me, the undersigned, a Notary Public within and for said County and State, personally came Herman Ketelsen, Mary Ketelsen and John Ayers, personally to me known to be the identical persons whose names are affixed to the above instrument, and acknowledged the execution of the same to be their voluntary act and deed for the purpose therein expressed.

In Testimony Whereof I have hereunto subscribed my name and affixed my seal on the date last above written.

NOTARIAL SEAL

Rex V. Johnson Notary Public
in and for said County.