Deed Record, No. 96, Madison County, Iowa

MATT PARROTT & SONS CO., WATERLOO, IOWA 66-4316

Guy Beard & wife
To
Hunter Loan Company

#334

Fee $3.50

Filed for record the 1 day of March A.D. 1968 at 3:45 o'clock P.M.

Mary E. Welty, Recorder

For Release see Rec. 104-283

LIMITED ASSIGNMENT

IN CONSIDERATION of the sum of $4,500.00 we, Guy Beard and Mary L. Beard, husband and wife, of Madison County, Iowa, do hereby assign, quit claim, transfer and set over to the Hunter Loan Company of Earlham, Madison County, Iowa, our right, title and interest in and to a Real Estate Contract between Edward L. McCoy and Ruth C. McCoy, husband and wife, of Madison County, Iowa, designated as Sellers, and Guy Beard and Mary L. Beard, husband and wife, of Madison County, Iowa, designated as Buyers, dated March 1, 1968, wherein Edward L. McCoy and Ruth C. McCoy, designated as Sellers sold the real property therein described to Guy Beard and Mary L. Beard, designated as Buyers, and we do hereby remise, quit claim and release unto the said Hunter Loan Company all of our right, title and interest therein and in and to said property described therein and agreed to be conveyed under said contract until said sum of $4,500.00 together with interest thereon at the rate of seven (7%) per cent has been paid to the Hunter Loan Company due and payable according to the tenor of one certain promissory note dated the 1 day of March, 1968 as executed by the undersigned to the Hunter Loan Company; and

The Hunter Loan Company upon full payment of said note and by the acceptance of this assignment hereby agrees to reconvey said real estate contract to the undersigned.

Guy Beard and Mary L. Beard hereby warrant they have paid on said contract the sum of $5000.00.

Dated this 1st day of March A.D. 1968.

Guy Beard
Guy Beard
Mary L. Beard
Mary L. Beard

STATE OF IOWA MADISON COUNTY : SS

On this 1st day of March A.D., 1968, before me, a Notary Public in and for said County and State, personally appeared Guy Beard and Mary L. Beard to me known to be the persons named in and who executed the same as their voluntary act and deed.

In Witness Whereof, I have hereunto signed my name and affixed my Notarial Seal the day and year last above written.

(NOTARIAL SEAL)

H. Claude Peer
H. Claude Peer Notary Public
in and for said County and State.

ACCEPTANCE OF ASSIGNMENT

The Hunter Loan Company agrees and does hereby accept the foregoing assignment subject to the terms and conditions thereof and hereby agrees to reconvey said real estate contract upon the payment of the aforesaid promissory note for $4,500.00.

(NO SEAL)

HUNTER LOAN COMPANY
By R. B. Hunter
R. B. Hunter President

STATE OF IOWA MADISON COUNTY : SS

On the 1st day ofMarch A.D., 1968, before me, H. Claude Peer, a Notary Public in and for the County of Madison, State of Iowa, personally appeared Ralph Hunter, President of Hunter Loan Company, the Corporation which executed the above and foregoing instrument, who being

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to me known as the identical person who signed the foregoing instrument, and by me duly sworn did say that he is the President of said Corporation and that said instrument was by him signed and sealed on behalf of the said corporation by authority of its board of directors, and acknowledged the execution of said instrument to be the voluntary act and deed of said corporation by it voluntarily executed.

IN WITNESS WHEREOF, I have hereunto signed my name and affixed my Notarial Seal the day and year last above written.

NOTARIAL SEAL

H. Claude Peer
H. Claude Peer Notary Public
in and for Madison County, Iowa.