John L. Ringgenberg
To
Dwight F. Downs & wife

#779

Fee $2.50 ET

Filed for record the 1 day of March A. D. 1963 at 2:39 o'clock P. M.

Mary E. Welty, Recorder

ASSIGNMENT OF REAL ESTATE CONTRACT

This agreement made and entered into this 14th day of April, 1962 by and between John L. Ringgenberg, single, of Beuna Vista County, Iowa, hereinafter designated as First Party and Dwight F. Downs and Thelma Downs, husband and wife, of Madison County, Iowa, hereinafter designated as second parties, WITNESSETH:

WHEREAS, W. W. Bishop and Beatrice C. Bishop, husband and wife, did on the 3rd day of September, 1960 enter into a contract to sell to Robert P. Ringgenberg the following described real estate to-wit:

> The Northeast Quarter (NE¼) of Section Twenty-seven (27), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, and

WHEREAS, said contract was duly recorded on the 7th day of September, 1960 in Book 91 on Page 58 of the records of the County Recorder of Madison County, Iowa, and

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WHEREAS, on the 22nd day of November, 1960, Robert P. Ringgenberg and Dorothy Ringgenberg husband and wife, assigned to John L. Ringgenberg all their right, title and interest in and to said contract, which assignment was also recorded on the 28th day of November, 1960 and recorded in Book 91 on Page 191 of the records of the County Recorder of Madison County, Iowa, and,

WHEREAS, there is now due and owing under this contract to the said W. W. Bishop and Beatrice C. Bishop the sum of $11,650 as of the 1st day of March, 1962, and,

WHEREAS, John L. Ringgenberg has agreed to sell to Dwight F. Downs and Thelma Downs, husband and wife, and that second parties have agreed to purchase all the right, title and interest of the said John L. Ringgenberg in and to the above described real estate for the sum of $15,200.00 and to pay the sum of $3550.00 upon the execution of this assignment of real estate contract ($2,000.00 of which has heretofore been paid to the said John L. Ringgenberg) and the balance of $1550.00 will be paid upon the execution of this assignment of real estate contract and the balance of the purchase price will be paid by the purchasers assuming the unpaid amount due under the original W. W. Bishop and Beatrice C. Bishop contract hereinbefore referred to and the purchasers agree to pay said sum as provided in said original contract which sum bears interest at the rate of 4.5% per annum and in consideration of which the undersigned, John L. Ringgenberg hereby sells, assigns, transfers and sets over to the said Dwight F. Downs and Thelma Downs as joint tenants with sole right of survivorship and not as tenants in common all his right, title and interest in and to the above described real estate together with all his right, title and interest in and to the real estate contract hereinbefore referred to and recorded in Book 91 on Page 58 of the records of the County Recorder of Madison County, Iowa. The seller, John L. Ringgenberg, hereby agrees that his right, title and interest in and to said real estate is free and clear of all liens and encumbrances whatsoever and that he will pay the 1961 real estate taxes due and payable in 1962 and the purchasers agree to assume all real estate taxes and special assessments levied on said real estate thereafter.

Dated at Winterset, Iowa this 14th day of April, 1962.

John L. Ringgenberg
John L. Ringgenberg
First Party

Dwight F. Downs
Dwight F. Downs
Thelma Downs
Thelma Downs
Second Parties

STATE OF IOWA MADISON COUNTY) SS:

On this 14th day of April, 1962, before me personally appeared John L. Ringgenberg, Dwight F. Downs and Thelma Downs to me known to be the identical persons named in and who executed the same as their voluntary act and deed for the purpose therein specified.

NOTARIAL SEAL

Jno. N. Hartley Notary Public
in and for Madison County, Iowa.