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Revenue Tax:
LISA SMITH RECORDER
Madison County, Iowa

MUTUAL TERMINATION OF REAL ESTATE CONTRACT

Preparer Information: Dustin Smith, Smith Law, P.C. 5550 Wild Rose Lane, Ste. 400,
West Des Moines, IA 50266, (515) 661-6380

Taxpayer Information: Kelly M. Ramsey, 3361 178th Ct, Norwalk, IA 50211

Return Document to: Dustin Smith, Smith Law, P.C. 5550 Wild Rose Lane, Ste. 400,
West Des Moines, IA 50266, (515) 661-6380

Grantors:
Osage Grove, LLC

Grantees:
Kelly M. Ramsey

Legal Description: See page 2

Previously Recorded Documents: Real Estate Contract Installments, Book 2017, Page 3876

MUTUAL TERMINATION OF REAL ESTATE CONTRACT

It is agreed this 13th day of February 15, 2018, by and between Osage Grove, LLC, an Iowa limited liability company ("Seller") and Kelly M. Ramsey, a single individual, ("Buyer");

RECITALS

- A. Seller and Buyer entered into a Real Estate Contract – Installments (hereinafter “Contract”) dated on or around December 8, 2017 and filed on or around December 12, 2017 with the Madison County Recorder at Book 2017, Page 3876 for real estate legally described as:

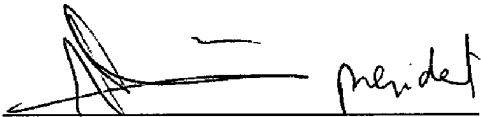
Lot 6 and 7 of Hogue Subdivision, an official plat of the Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4) and the North Half (N1/2) of the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of Section Twelve (12), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa (hereinafter “Premises”).

- B. The Parties desire to mutually terminate the Contract pursuant to the terms contained herein.

NOW, THEREFORE, in consideration of the mutual covenants and promises contained herein, the parties hereby agree as follows:

1. All recitals above are hereby incorporated herein.
2. As a condition of the terms of this Agreement, each party, along with their respective successors and assigns, forever releases and discharges the other party from any and all claims, actions, causes of action, rights, or damages including costs and attorneys’ fees (“Claims”) which each party may have on its behalf, known or unknown or later discovered which arose prior to the date hereof.
3. The Contract is hereby terminated as of the date of this document.

SELLER:


Osage Grove, LLC

BUYER:


Kelly M. Ramsey

State of Iowa
County of Dallas

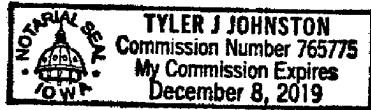
This instrument was acknowledged before me on February 13th, 2018 by Osage Grove, LLC, by A.Y. Al Shash, as president of said limited liability company.



Angel Hartman
Notary Public in and for the State of Iowa

State of Iowa
County of Dallas

This instrument was acknowledged before me on February 14th, 2018 by Kelly M. Ramsey.



[Signature]
Notary Public in and for the State of Iowa