



Document 2019 147

Book 2019 Page 147 Type 05 002 Pages 4

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

**ASSIGNMENT OF REAL ESTATE CONTRACT
Recorder's Cover Sheet**

Preparer Information: (name, address and phone number)

Brett T. Osborn, 974 73rd Street, Suite 16, West Des Moines, Iowa 50265. Phone: 515-223-6000

Taxpayer Information: (name and complete address)

AFFC, Inc., 1996 175th Lane, Winterset, Iowa 50273

✓ **Return Document To:** (name and complete address)

Brett T. Osborn, 974 73rd Street, Suite 16, West Des Moines, Iowa 50265. Phone: 515-223-6000

Grantors:

Danny J. Allen

Sonia B. Allen

Grantees:

AFFC, Inc.

Legal Description: See attached Exhibit 1

Document or instrument number of previously recorded documents: Book 2018, Page 2920

ASSIGNMENT OF REAL ESTATE CONTRACT

THIS ASSIGNMENT OF REAL ESTATE CONTRACT ("Assignment") made as of January 1, 2019, by and between Danny J. Allen and Sonia B. Allen, ("Assignors"), and AFFC, Inc. ("Assignee").

WITNESSETH:

WHEREAS, by Agreement ("Real Estate Contract") dated January 15, 2018, filed September 10, 2018 in book 2018 at Page 2920, by and between Danny J. Allen and Sonia B. Allen (Sellers) and Gabriel Cork (Buyer) for \$144,000.00 for the purchase of 2856 Valleyview Ave., St. Charles, Iowa, 50257. Seller agreed to sell to Buyer certain real property, ("Property") as more particularly described in the Contract and as described in Exhibit 1 hereto. Any initially capitalized terms not otherwise defined herein shall have the meaning ascribed to such term in the Real Estate Contract; and

WHEREAS, the Real Estate Contract provides, inter alia, that Assignor has the right to assign his interest in the Real Estate Contract and the Real Estate Contract is binding upon his successors in interest.

NOW, THEREFORE, in consideration of the premises and the mutual covenants herein contained, and for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto hereby agree as follows:

1. Assignment. Assignor hereby assigns, sets over and transfers to Assignee all of Assignor's right, title and interest in, to and under the ("Real Estate Contract") dated January 15, 2018, with Seller and filed September 10, 2018 in book 2018 at Page 2920 of the Madison County Recorder's Office.
2. Acceptance, Assumption and Indemnity. Assignee hereby accepts the foregoing Real Estate Contract and Assignee hereby (a) assumes all liabilities of Assignor under the Real Estate Contract, and (b) agrees to indemnify, defend and hold harmless Assignor from any and all liabilities (including reasonable attorneys' fees, expenses and disbursements) under or with respect to the Real Estate Contract, including, without limitation, all liability and obligations of the Assignor thereunder.
3. Counterparts. This Assignment may be executed in counterparts, each of which shall be an original and all of which counterparts taken together shall constitute one and the same Agreement.

IN WITNESS WHEREOF, the undersigned have executed this Assignment as of the date first set forth hereinabove.

ASSIGNOR:

By: *Danny J. Allen*
Danny J. Allen

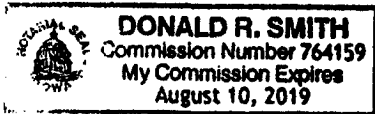
By: *Sonia B. Allen*
Sonia B. Allen

ASSIGNEE:

AFFC, Inc.
By: *Danny J. Allen*
Danny J. Allen, President

State of Iowa)
)
County of Madison) ss.

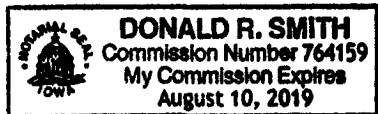
On this 1st day of January, 2019, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Danny J. Allen and Sonia B. Allen, to me known to be the identical persons named in and who executed the within and foregoing instrument and acknowledged that Danny J. Allen and Sonia B. Allen executed the same as a voluntary act and deed.



Donald R. Smith
NOTARY PUBLIC in and for the State of Iowa

STATE OF IOWA)
)ss
COUNTY OF MADISON)

This record was acknowledged before me on the 1st day of January, 2019, by Danny J. Allen as President of the corporation executing the within and foregoing instrument, that no seal has been procured by the corporation; that said instrument was signed on behalf of the corporation by authority of its Board of Directors; and that Danny J. Allen, acknowledged the execution of the foregoing instrument to be the voluntary act and deed of the corporation, by it and by them voluntarily executed.



Donald R. Smith
NOTARY PUBLIC IN AND FOR THE STATE OF IOWA

Legal Description

Parcel G of the Plat of Survey filed on October 2, 2017 in Book 2017 at Page 3090 of the Madison County Recorder's Office; more particularly described as:

All that part of the Southwest Quarter of the Northwest Quarter of Section 3, Township 74 North, Range 26 West of the 5th RM., Madison County, Iowa, including Parcel D as shown in Book 2010 Page 2153 of the Madison County Recorder, all being more particularly described as follows:

Beginning at the W1/4 Corner of said Section 3, thence North 00 °3'49" West, along the West line of said SW1/4 of the NW1/4, a distance of 659.45 feet; thence North 89 °6'11" East, a distance of 408.90 feet; thence South 46 °6'36" East, a distance of 676.72 feet; thence South 00°3'48" East, a distance of 146.75 feet, to a point on the South line of said SW1/4 of the NW1/4; thence South 86 °51'00" West, along said South line of the SW1/4 of the NW1/4, a distance of 899.96 feet to the Point of Beginning, and containing 10.51 acres of land, more or less, including 0.50 acres of road easement.

Locally known as: 2856 Valleyview Avenue, Truro, Iowa.

