



Book 2023 Page 2167

Document 2023 2167 Type 06 010 Pages 3
Date 9/05/2023 Time 3:44:29PM
Rec Amt \$17.00 Aud Amt \$5.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

**AFFIDAVIT EXPLANATORY OF TITLE, and
RENT-TO-OWN CONTRACT
Recorder's Cover Sheet**

Preparer Information: Mark A Roeder, 119 E. Main St., Manchester, IA 52057-1736, Manchester, IA 52057-1736, Phone: (563) 927-2782

Taxpayer Information: Michael S. Vervaecke, 120 E. Washington St. Iowa City, IA 52240-3924

Return Document To: Mark A Roeder, 119 E. Main St., Manchester, IA 52057-1736

Grantors: Stacy Spratt, a/k/a Stacy Neuhaus, a/k/a Stacy Spratt-Neuhaus, Trustee of Betty Jean Neuhaus Revocable Trust

Grantees: Kara Davis and Joseph Kobliska

Legal Description:

Lot Two Hundred Eleven (211), Manchester, Iowa, according to plat recorded in Book I L.D., Page 284.

Document or instrument number of previously recorded documents:

AFFIDAVIT OF JOSEPH KOBLISKA and KARA DAVIS

I, Joseph Kobliska, and I Kara Davis, being first duly sworn, or affirmed, state:

1. We are the tenants/buyers named in the "Rent to Own contract / Purchase Agreement" attached hereto as page 3 of this filing.


2. The real estate which is the subject of the "Rent to Own contract / Purchase Agreement" locally known as 405 East Delaware Street, Manchester is legally described as:

Lot Two Hundred Eleven (211), Manchester, Iowa, according to plat recorded in Book I L.D., Page 284.

3. On March 29, 2023, when Stacy Spratt-Neuhaus executed the "Rent to Own contract / Purchase Agreement" we understood she was the Trustee of the "Betty Jean Neuhaus Revocable Trust," and that in signing the "Rent to Own contract / Purchase Agreement" she was acting as Trustee.

FURTHER AFFIANTS SAYETH NOT.

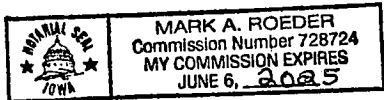

Joseph Kobliska


Kara Davis

STATE OF IOWA)
) ss:
DELAWARE COUNTY)

Signed and sworn to, or affirmed before me by, Joseph Kobliska and Kara Davis this 5th day of ~~August~~ September 2023.


Notary Public



This is a binding Rent to Own contract / Purchase Agreement between seller (Stacy Spratt-Neuhaus) and buyers (Kara Davis and Joseph Kobliska), for the sale of the property (house and lot) located at 405 East Delaware Street, Manchester, Iowa 52057

1. There will be no down payment or deposit required.
2. Rent is due no later than the 3rd of each month.
3. Buyers must maintain the property and the yard.
4. Buyers must maintain renters' insurance.
5. Buyers must not become delinquent for more than 60 days.
6. Buyers will maintain all repairs on property while purchasing.
7. Buyers agree to purchase the property for \$80,000.
8. Buyers will pay \$450 a month for a total of 178 months (approximately 15 years) until the agreement is fulfilled.
9. The seller will maintain property insurance until the agreement is fulfilled.
10. Seller or Buyers may not terminate this contract / purchase agreement without just cause. Just cause being limited only to violations of this Rent to Own contract/purchase agreement.

By Signing below All Parties agree to the terms of this contract.

Signature of Seller (Stacy Spratt-Neuhaus)

Stacy Spratt Date: 3-29-2023

Signature of Buyer (Kara Davis)

Kara Davis Date: 3-29-23

Signature of Buyer (Joseph Kobliska)

Joe Kobliska Date: 3-29-23

Public Notary

Aimee Thomsen Date: 3/29/2023

