

Recorded: 12/19/2023 at 1:03:27.0 PM  
County Recording Fee: \$27.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$30.00  
Revenue Tax: \$0.00  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2023 PG: 3165

PREPARED BY & RETURN TO: George Davis, Locher & Davis, PLC., 225 1<sup>st</sup> Ave. East, Dyersville, IA 52040 (563-875-9112)

Taxpayer Information: Keith Gaul 1248 340<sup>th</sup> Avenue, New Vienna, Iowa 52065

### MEMORANDUM OF REAL ESTATE CONTRACT

RE: See attached legal descriptions in Exhibit A and B

That the above real estate was sold by Barbara J. Gaul as Seller, to Jason Gaul, a married person and Keith G. Gaul, Buyer, under which possession was delivered on October 1, 2023, and upon final payment of the purchase price the Sellers shall convey said premises to the Buyer.

Monthly payments are due under the Contract with the first payment due on October 31, 2023, and the remaining payments are due on the last day of each and every month until the Contract is paid in full.

The Real Estate Contract between the parties contains the following provision regarding Foreclosure and Redemption:

“If Buyers fail to timely perform this contract, Sellers, at their option, may elect to declare the entire balance immediately due and payable after such notice, if any, as may be required by Chapter 654, The Code. Thereafter this contract may appoint a receiver to take immediate possession of the property and of the revenues and income accruing therefrom and to rent or cultivate the same as the receiver may deem best for the interest of all parties concerned, and such receiver shall be liable to account to Buyers only for the net profits, after application of rents, issues and profits from the costs and expenses of the receivership and foreclosure and upon the contract obligation.

It is agreed that if this contract covers less than ten (10) acres of land, and in the event of the foreclosure of this contract and sale of the property by sheriff's sale in such foreclosure proceedings, the time of one year for redemption from said sale provided by the statutes of the State of Iowa shall be reduced to six (6) months provided the Sellers, in such action file an election to waive any deficiency judgment against Buyers which may arise out of the foreclosure proceedings; all to be consistent with the provisions of Chapter 628 of the Iowa Code. If the

redemption period is so reduced, for the first three (3) months after sale such right of redemption shall be exclusive to the Buyers, and the time periods in Section 628.5, 628.15 and 628.16 of the Iowa Code shall be reduced to four (4) months.

It is further agreed that the period of redemption after a foreclosure of this contract shall be reduced to sixty (60) days if all of the three following contingencies develop: (1) The real estate is less than ten (10) acres in size; (2) the Court finds affirmatively that the said real estate has been abandoned by the owners and those persons personally liable under this contract at the time of such foreclosure; and (3) Sellers in such action file an election to waive any deficiency judgment against Buyers or their successor in interest in such action. If the redemption period is so reduced, Buyers or their successor in interest or the owner shall have the exclusive right to redeem for the first thirty (30) days after such sale, and the time provided for redemption by creditors as provided in Section 628.5, 628.15 and 628.16 of the Iowa Code shall be reduced to forty (40) days. Entry of appearance by pleading or docket entry by or on behalf of Buyers shall be presumption that the property is not abandoned. Any such redemption period shall be consistent with all of the provisions of Chapter 628 of the Iowa Code. This paragraph shall not be construed to limit or otherwise affect any other redemption provisions contained in Chapter 628 of the Iowa Code.”

The Real Estate Contract between the parties contains the following provision regarding Forfeiture:

“If Buyers (a) fail to make the payments aforesaid, or any part thereof, as same become due; or (b) fail to pay the taxes or special assessments or charges, or any part thereof, levied upon said property, or assessed against it, by any taxing body before any of such items become delinquent; or (c) fail to keep the property insured; or (d) fail to keep it in reasonable repair as herein required; or (e) fail to perform any of the agreements as herein made or required; then Sellers, in addition to any and all other legal and equitable remedies which they may have, at their option, may proceed to forfeit and cancel this contract as provided by law (Chapter 656 Code of Iowa). Upon completion of such forfeiture Buyers shall have no right of reclamation or compensation for money paid, or improvements made; but such payments and/or improvements if any shall be retained and kept by Sellers as compensation for the use of said property, and/or as liquidated damages for breach of this contract; and upon completion of such forfeiture, if the Buyers, or any other person or persons shall be in possession of said real estate or any part thereof, such party or parties in possession shall at once peacefully remove therefrom, or failing to do so may be treated as tenants holding over, unlawfully after the expiration of lease, and may accordingly be ousted and removed as such as provided by law.”

In the event of conflict between the provisions of this Memorandum of Real Estate Contract and the longer form Real Estate Contract Installments signed by the parties on June 26, 2021, the terms and provisions of the longer form shall be controlling.

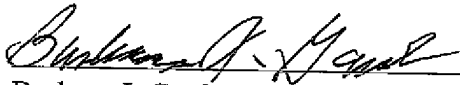
The names and addresses of the Buyer and Seller are as follows:

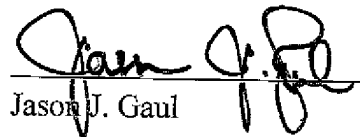
Buyer: Jason J. Gaul, 3348 120<sup>th</sup> Street, New Vienna, Iowa 52065  
Keith G. Gaul, 1248 340<sup>th</sup> Avenue, New Vienna, Iowa 52065

Sellers: Barbara J. Gaul, 1262 340<sup>th</sup> Avenue, New Vienna, Iowa 52065

SELLER:

BUYER:

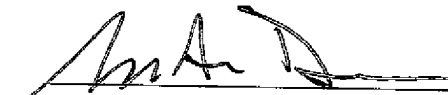
  
Barbara J. Gaul

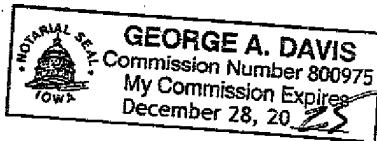
  
Jason J. Gaul

  
Keith G. Gaul

STATE OF IOWA            )  
  )       SS:  
COUNTY OF DUBUQUE    )

On this 13th day of October, 2023, before me, the undersigned, a Notary Public in and for said State, personally appeared Barbara J. Gaul, Jason J. Gaul and Keith G. Gaul, to me known to be the persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

  
Notary Public in and for the State of Iowa



**Exhibit A**

**Delaware County:**

The South one-half (S $\frac{1}{2}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) of the Northwest Quarter (NW  $\frac{1}{4}$ ) of Section Thirteen (13);

The Northeast Quarter (NE $\frac{1}{4}$ ) except Parcel 2023-18 in the Southeast Quarter of the Northeast Quarter and in the Northeast Quarter of the Southeast Quarter Section 13, Township 90 North, Range 3 West of the 5th P.M., Delaware County, Iowa, according to plat recorded in Book 2023, Page 526;

The North Half (N $\frac{1}{2}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ );

The North Half (N $\frac{1}{2}$ ) of the Northwest Quarter (NW $\frac{1}{4}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) except the South thirty-six and three-tenths (36.3) feet thereof;

Lot One (1) of the Subdivision of the North five-eighths (N  $\frac{5}{8}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) according to plat recorded in Book 2 Plats, Page 29 except Parcel 2023-18 in the Southeast Quarter of the Northeast Quarter and in the Northeast Quarter of the Southeast Quarter Section 13, Township 90 North, Range 3 West of the 5th P.M., Delaware County, Iowa, according to plat recorded in Book 2023, Page 526;

All in Section Thirteen (13), Township Ninety (90) North, Range Three (3) West of the Fifth P.M., in Delaware County, Iowa,

The South one-half (S $\frac{1}{2}$ ) of the Northeast Quarter (NE  $\frac{1}{4}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) and the Southeast Quarter (SE $\frac{1}{4}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) except commencing at the Southeast corner of said Southeast Quarter (SE  $\frac{1}{4}$ ) of the Southwest Quarter (SW  $\frac{1}{4}$ ) and running thence North sixty-two and one-third (62  $\frac{1}{3}$ ) rods, thence West Seventy-seven (77) rods, thence South Sixty-two and One-third (62  $\frac{1}{3}$ ) rods, thence East seventy-seven (77) rods to the point of beginning, in Section 13, Township Ninety (90) North, Range Three (3), West of the Fifth P.M.

Tax Parcels

020130003240  
020130003210  
020130003230  
020130003220  
020130001400

**Exhibit B**

**Dubuque County:**

The SW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$ ;

Lot 1 of the NW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$ ;

Lot 1 of Lot 2 of the NW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$ ; and

Lot 2 of Lot 2 of the NW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$ , (except the South 900 feet thereof),

All in Section 18, Township 90 North, Range 2 West of the 5th P.M., according to the United States Government Survey and the recorded plats thereof.

Tax Parcels

0318100005

0318300001

0318300003

0383000002