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Daneen Schindler, RECORDER/REGISTRAR  
DELAWARE COUNTY IOWA

Prepared by and return to:  Steve E. Carr, Attorney, PO Box 333, Manchester, Iowa 52057, Phone: (563) 927-4164

Taxpayer Information: Neal and Carrie Johnson, 26287 232<sup>nd</sup> Ave., Delhi, IA 52223

Grantor: Dale Joseph Keith

Grantee: Neal D. Johnson and Carrie M. Johnson

### **Memorandum of Real Estate Contract**

RE: The East Half (E $\frac{1}{2}$ ) of the Northwest Quarter (NW $\frac{1}{4}$ ), and the West (W) Twenty (20) acres of the Northeast Quarter (NE $\frac{1}{4}$ ) of Section Thirteen (13), Township Eighty Eight (88) North, Range Four (4) West of the Fifth P.M., Delaware County, Iowa, except Parcel 2024-33, Part of the SE 1/4 – NW 1/4 and Part of the SW 1/4 – NE 1/4, Section 13, T88N, R4W of the Fifth P.M., Delaware County, Iowa according to plat recorded in Book 2024, Page 1124.

The above described real estate was sold by Dale Joseph Keith, a single person, Seller to Neal D. Johnson and Carrie M. Johnson, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common, Buyer, under which possession will be delivered on July 1, 2024, and the final payment of the purchase price is due July 1, 2054, at which time Seller shall convey said premises to the Buyer. Monthly payments are due under the Contract on the first day of each month beginning on July 1, 2024 until the Contract is paid in full.

The address of Dale Joseph Keith is 2666 255<sup>th</sup> St., Delhi, IA 52223.

The address of Neal D. Johnson and Carrie M. Johnson is 26287 232<sup>nd</sup> Ave., Delhi, IA 52223.

The Contract states the seller is entitled to the remedy of forfeiture.

Dated this 31<sup>st</sup> day of May, 2024.

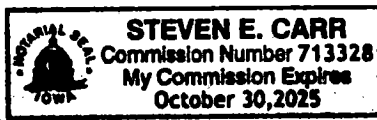
Dale Joseph Keith  
Dale Joseph Keith, Seller

Neal D. Johnson  
Neal D. Johnson, Buyer

Carrie M. Johnson  
Carrie M. Johnson, Buyer

STATE OF IOWA            )  
DELAWARE COUNTY    ) ss.

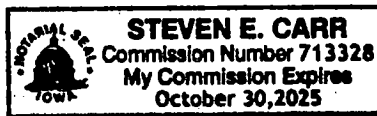
This instrument was acknowledged before me on this 31<sup>st</sup> day of May, 2024 by Dale Joseph Keith.



Sh E C  
Notary Public in and for the State of Iowa

STATE OF IOWA            )  
DELAWARE COUNTY    ) ss.

This instrument was acknowledged before me on this 31<sup>st</sup> day of May, 2024 by Neal D. Johnson and Carrie M. Johnson.



Sh E C  
Notary Public in and for the State of Iowa