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Document 2024 3207 Type 04 008 Pages 2  
Date 12/23/2024 Time 3:40:29PM  
Rec Amt \$12.00

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: Jay Puffett, 1004 140<sup>th</sup> Ave., Strawberry Point, IA 52076

Grantor: Gary E. Johannes and Mary Kay Johannes

Grantee: Jay Puffett

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

RE: All that part of Lots Seventeen (17) and Nineteen (19), Block Three (3), Baker's Addition to Greeley, Iowa, according to plat recorded in Book 19 L. D., Page 10, that lies East of the railroad right-of-way

And

Lots Eighteen (18) and Twenty (20), Block Three (3), Baker's Addition to Greeley, Iowa, according to plat recorded in Book 19 L.D., Page 10.

And

That part of the Northeast Quarter (NE1/4) of Northwest Quarter of Section Twenty Nine (29), Township Ninety (90) North, Range Four (4) West of the Fifth Principal Meridian lying between two parallel lines which are fifty (50.0) feet and one hundred fifty (150) feet Westerly of and parallel to the centerline of the Chicago, Milwaukee, St. Paul and Pacific Railroad Company's main track, and lying between the South line of Second Street and the North line of Third Street in Greeley Iowa.

The above described real estate was sold by Gary E. Johannes and Mary Kay Johannes, husband and wife, Seller to Jay Puffett, Buyer, under which possession will be delivered on January 1, 2025, and the final payment of the purchase price is due January 1, 2040, 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 February 1, 2025 until the Contract is paid in full.

The address of Gary E. Johannes and Mary Kay Johannes is 212 W 2<sup>nd</sup> St., Greeley, IA 52050

The address of Jay Puffett is 1004 140<sup>th</sup> Ave., Strawberry Point, IA 52076.

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

Dated this 23<sup>rd</sup> day of December, 2024.

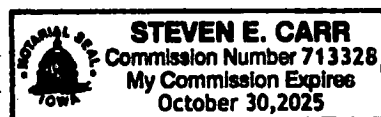
Gary E. Johannes  
Gary E. Johannes, Seller

Jay Puffett  
Jay Puffett, Buyer

Mary Kay Johannes  
Mary Kay Johannes, Seller

STATE OF IOWA                    )  
DELAWARE COUNTY            ) ss.

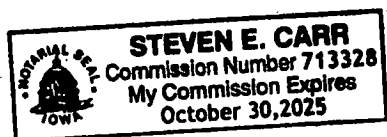
This instrument was acknowledged before me on this 23<sup>rd</sup> day of December, 2024 by Gary E. Johannes and Mary Kay Johannes.



SEC  
Notary Public in and for the State of Iowa

STATE OF IOWA                    )  
DELAWARE COUNTY            ) ss.

This instrument was acknowledged before me on this 23<sup>rd</sup> day of December, 2024 by Jay Puffett.



SEC  
Notary Public in and for the State of Iowa