



Document 2019 2722

Book 2019 Page 2722 Type 03 010 Pages 10

Date 8/30/2019 Time 1:36:38PM

Rec Amt \$52.00 Aud Amt \$5.00

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

Preparer: Mason J. Ouderkirk, 108 West Ashland Avenue, P.O. Box 156, Indianola, IA 50125, (515) 961-5315

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Taxpayer: Spencer Litt, 16898 Airline Drive, Clive, IA 50325

REAL ESTATE CONTRACT - INSTALLMENTS

IT IS AGREED by and between Curt L. Sandahl, as Trustee of the Curt Sandahl Revocable Trust and Andrée D. Sandahl, as Trustee of the Andrée Sandahl Revocable Trust, Sellers; and Spencer Litt, Buyer;

The Sellers, as in this contract provided, agree to sell to the Buyer, and the Buyer in consideration of the premises, hereby agrees with the Sellers to purchase the following described real estate situated in the County of Madison, State of Iowa, to-wit:

Parcel "B", a parcel of land now included in and forming a part of the Northeast Quarter of the Northwest Quarter in Section 17, Township 74 North, Range 28 West of the 5th P.M., Madison County, Iowa, as shown within the Plat of Survey recorded on May 14, 2019 in Book 2019 at Page 1367 in the Office of the Recorder for Madison County, Iowa, containing 12.72 acres, including 0.91 acres of Public Highway Easement,

together with any easements and servient estates appurtenant thereto, but with such reservations and exceptions of title as may be below stated, all upon the terms and conditions following:

1. **TOTAL PURCHASE PRICE.** The Buyer agrees to pay for said property the total of \$240,000.00 due and payable at 3043 Heritage Ave., Lorimor, IA 50149 or as otherwise directed by Sellers, as follows:
 - a. One Hundred Dollars (\$100.00) due upon the complete execution of this contract;
 - b. Nine Thousand Nine Hundred Dollars (\$9,900.00) due on December 15, 2019;
 - c. Ten Thousand Dollars (\$10,000.00) due on June 15, 2020;
 - d. Fifteen Thousand Dollars (\$15,000.00) due on December 15, 2020;
 - e. Fifteen Thousand Dollars (\$15,000.00) due on June 15, 2021;
 - f. Fifteen Thousand Dollars (\$15,000.00) due on December 15, 2021;
 - g. Fifteen Thousand Dollars (\$15,000.00) due on June 15, 2022;
 - h. Twenty Thousand Dollars (\$20,000.00) due on December 15, 2022;
 - i. Twenty Thousand Dollars (\$20,000.00) due on June 15, 2023;
 - j. Twenty-Five Thousand Dollars (\$25,000.00) due on December 15, 2023;
 - k. Twenty-Five Thousand Dollars (\$25,000.00) due on June 15, 2024;
 - l. All sums due for unpaid principal and all other monies due Sellers under this contract shall be paid in full on December 15, 2024.

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Interest upon principal balances shall be computed at the rate of five percent (5%) per annum from the effective date of this contract.

2. **POSSESSION.** Buyer, concurrently with due performance on Buyer's part, shall be entitled to possession of said premises on the mutual execution of this agreement, the insuring of the property and full payment of the down-payment, and thereafter so long as they shall perform the obligations of this contract.
3. **HUNTING RIGHTS.** Buyer shall have the right to hunt on the Sellers' adjacent 307.28 for a period of ten (10) years, subject to full and complete performance of this contract by Buyer. Buyer, Buyer's permittees and hunting groups shall not hunt on the Sellers' adjacent 307.28 until the Sellers', Sellers' tenant's and/or assignee's crop is harvested and out of the fields. Buyer shall be liable for any and all damages to or concerning the crops, grain and farm products of Sellers, Sellers' tenant and/or assignees, as well as resulting from impeding the harvest or transporting of crops, grain and farm products from the adjacent 307.28 acres (more or less). Sellers shall assign or forgo obtaining a game farm license with respect to the 12.72 acres which is the subject of this contract as well as the 307.28 acres. Sellers shall allow Buyer to conduct hunts under Sellers' game farm license upon the condition that Buyer is not in default, violation or breach of this contract. Sellers reserve the right to personally hunt on the 307.28 (more or less) as long as it does not interfere with a hunt being conducted by Buyer.
4. **LIST OF HUNTERS.** Sellers shall provide a list identifying persons, groups and entities which are reasonably expected by Sellers to be currently interested in hunting. Buyer shall not disseminate, publish, gift, exchange, transfer, sell, assign or share said list or the identities of prospective hunters, whether persons, groups or entities, until Buyer has fully and completely paid and satisfied all of Buyer's obligations under this contract. Buyer shall immediately return the list to Sellers and not copy, reproduce, sell, assign, transfer, gift, exchange, publish, share or disseminate the list or identities of hunters in the event Buyer is in default under the terms of this contract. The parties agree that each violation of this clause by Buyer shall cause Buyer to be liable to Sellers for liquidated damages of \$2,000 per violation without further proof of damages.
5. **WIND RIGHTS.** Sellers shall retain wind rights and no such rights are hereby sold. Buyer shall not lock the gate to the windmills or impede or obstruct ingress and egress to the windmills or any associated equipment or accessories on adjacent ground.
6. **BIRD BARN.** Buyer shall have use of the Sellers' bird barn on adjacent property owned by the Sellers until April 1, 2021. Buyer shall not damage said bird barn and shall leave the barn in a clean and debris-free condition when he vacates the same. Buyer shall not change, alter or modify the barn without express written permission of the Sellers.
7. **TAXES.** Sellers shall pay all current taxes and any unpaid real estate taxes payable in prior years as well as taxes due in March 2019 and the installment due in September 2019 and delinquent in October 2019. Buyer shall pay all subsequent real estate taxes.
8. **SPECIAL ASSESSMENTS.** Sellers shall pay the special assessments against this property which, if not paid, by March 31, 2019 would become delinquent and all assessments payable prior thereto. Buyer shall pay all subsequent special assessments and charges, before they become delinquent.

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9. **MORTGAGE.** Any mortgage or encumbrance of a similar nature against the said property shall be timely paid by Sellers so as not to prejudice the Buyer's equity herein. Should Sellers fail to pay, Buyer may pay any such sums in default and shall receive credit on this contract for such sums so paid. **MORTGAGE BY SELLER.** Sellers, Sellers' successors in interest or assigns may, and hereby reserve the right to at any time mortgage their right, title or interest in such premises or to renew or extend any existing mortgage for any amount not exceeding eighty percent (80%) of the then unpaid balance of the purchase price herein provided. The interest rate and amortization thereof shall be no more onerous than the installment requirements of this contract. Buyer hereby expressly consent to such a mortgage and agree to execute and deliver all necessary papers to aid Sellers in securing such a mortgage which shall be prior and paramount to any of Buyer's then rights in said property. **DEED FOR BUYERS SUBJECT TO MORTGAGE.** If Buyer have reduced the balance of this contract to the amount of any existing mortgage balance on said premises, they may at their option, assume and agree to pay said mortgage according to its terms, and subject to such mortgage shall receive a deed to said premises or Sellers, at their option, any time before Buyer have made such a mortgage commitment, may reduce or pay off such mortgage. **ALLOCATED PAYMENTS.** Buyer, in the event of acquiring this property from an equity holder instead of a holder of the fee title, or in the event of a mortgage against said premises, reserve the right, if reasonably necessary for their protection to divide or allocate the payments to the interested parties as their interests may appear. **SELLER AS TRUSTEES.** Sellers agree that they will collect no money hereunder in excess of the amount of the unpaid balance under the terms of this contract less the total amount of the encumbrance on the interest of Sellers or their assigns in said real estate and if Sellers shall hereafter collect or receive any moneys hereunder beyond such amount, they shall be considered and held as collecting and receiving said money as the agent and trustee of the Buyer for the use and benefit of the Buyer.
10. **INSURANCE.** Buyer on and from said date of possession, shall constantly keep in force insurance, premiums therefore to be prepaid by Buyer (without notice or demand) against loss by fire, tornado and other hazards, casualties and contingencies as Sellers may reasonably require on all buildings and improvements, now on or hereafter placed on said premises and any personal property which may be the subject of this contract, in companies to be reasonably approved by Sellers in an amount not less than the full insurable value of such improvements and personal property or not less than the unpaid purchase price herein, whichever amount is smaller, with such insurance payable to Sellers and Buyer as their interests may appear. Sellers' interest shall be protected in accordance with a standard or union-type loss payable clause. **BUYER SHALL PROMPTLY DEPOSIT SUCH POLICY WITH PROPER RIDERS WITH SELLER** for the further security for the payment of the sums herein mentioned. In the event of any such casualty loss, the insurance proceeds may be used under the supervision of the Sellers to replace or repair the loss if the proceeds be adequate; if not, then some other reasonable application of such funds shall be made; but in any event such proceeds shall stand as security for the payment of the obligations herein.
11. **LIABILITY INSURANCE.** Buyer and Buyer's business shall maintain, at all times during the terms of this contract, a comprehensive general public liability insurance which will benefit Sellers as well as benefit the Buyer in an amount of not less than \$2,000,000 or as may be, from time to time, reasonably specified by Sellers. Such policy shall provide that it may not be cancelled without sixty (60) days prior written notice to Sellers. Buyer, at Buyer's own expense, shall keep in force by advance payment of premiums. The insurance shall be placed with an insurance carrier satisfactory to Sellers and shall not be subject to cancellation or any material change except upon sixty (60) days written notice to Sellers. The Buyer shall deliver to Sellers copies of certificates of such insurance coverage upon request and under any and all circumstances by August 1st of each year.

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12. **LIABILITY FOR LOSSES.** Sellers shall not be liable for any losses sustained on the property, or by Buyer, unless such loss is sustained by or because of some willful or malicious act of Sellers. Buyer will defend, indemnify and hold Sellers harmless as to any and all such loss.
13. **INDEMNIFICATION.** Buyer and/or Buyer's business will defend, indemnify and hold Sellers entirely harmless as to any and all claims of liability and liability associated with the operation of the hunting business and/or as a result of Buyer's acts or omissions.
14. **EMPLOYMENT LAWS AND TAXES.** As to the Buyer's or Buyer's business' employees, performing work contemplated by this contract, Buyer agrees to comply with the provisions of all applicable state and federal equal employment opportunity and anti-discrimination laws, orders, rules and regulations and to comply with all state and federal laws and regulations pertaining to the hours or work or the wages or compensation paid to such employees, or the requirement of the payment of taxes by the employer for Social Security, unemployment, or other benefits. Buyer will also procure and maintain worker's compensation insurance if required. Buyer shall defend, indemnify and hold Sellers harmless as to any and all claims relating to employment, compensation and other subjects set forth in this paragraph.
15. **CARE OF PROPERTY.** Buyer shall take good care of this property; shall keep the buildings and other improvements now or hereafter placed on the said premises in good and reasonable repair and shall not injure, destroy or remove the same during the life of this contract. Buyer shall not make any material alteration in said premises without the written consent of the Sellers. Buyer shall not use or permit said premises to be used for any illegal purpose.
16. **LIENS.** No mechanics' lien shall be imposed upon or foreclosed against the real estate described herein.
17. **ADVANCEMENT BY SELLER.** If Buyer fails to pay such taxes, special assessments and insurance and effect necessary repairs, as above agreed, Sellers may, but need not, pay such taxes, special assessments, insurance and make necessary repairs, and all sums so advanced shall be due and payable on demand or such sums so advanced may, at the election of Sellers, be added to the principal amount due hereunder and so secured. Interest on advancement shall be computed as set forth in Paragraph 20 of this Agreement. (For Buyer's rights to make advancements, see Paragraph 9 above.)
18. **DUE ON SALE OR CONVEYANCE.** If any interest or right in the real estate, in whole or in part, is sold, gifted, exchanged, conveyed, encumbered or otherwise transferred without the prior written consent of Sellers, then Sellers may, at their option, declare the entire unpaid principal balance and accrued interest and all other sums due hereinafter immediately due and payable. In such an event, the entire principal balance, accrued interest and all other sums due hereunder shall be immediately due and payable.
19. **JOINT TENANCY IN PROCEEDS AND SECURITY RIGHTS IN REAL ESTATE.** If and only if, the Sellers immediately preceding this sale, hold the title to the above described property in joint tenancy, and such joint tenancy has not later been destroyed by operation of law or by acts of the Sellers, this sale shall not constitute such destruction and the proceeds of this contract, and any containing and/or recaptured rights of Sellers in said real estate, shall be and continue in Sellers as joint Buyer with rights of survivorship and not as Buyer in common; and Buyer, in the event of the death of one of such joint Buyer, agree to pay any balance of the proceeds of this contract to

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the surviving Sellers (or Sellers) and to accept deed solely from him or them consistent with Paragraph 21 below unless and except this paragraph is stricken from the agreement.

20. **EXCEPTIONS TO WARRANTIES OF TITLE.** The warranties of title in any Deed made pursuant to this contract (See Paragraph 21) shall be without reservation or qualification EXCEPT:
- Zoning ordinances;
 - Such restrictive covenants as may be shown of record;
 - Easements of record, if any;
 - As limited by this contract;
 - Sellers shall give Special Warranty only as to the period after equitable title passes to Buyer;
21. **DEED AND ABSTRACT, BILL OF SALE.** If all said sums of money and interest are paid to Sellers during the life of this contract, and all other agreements for performance by Buyer have been complied with, Sellers will execute and deliver to Buyer a Deed conveying said premises in fee simple pursuant to and in conformity with this contract and Sellers will at that time deliver to Buyer an abstract showing merchantable title, in conformity with this contract. Such abstract shall begin with the government patent (unless pursuant to the Iowa State Bar Association title standards there is a lesser requirement as to period of abstracting) to said premises and shall show title thereto in Sellers as of the date of this contract; or as of such earlier date if and as designated in the next sentence. This contract supersedes each and every previous written offer of Buyer to buy the above described property which was accepted by Sellers. Sellers shall also pay the cost of any abstracting due to any act or change in the personal affairs of Sellers resulting in a change of title by operation of law or otherwise. If any personal property is a part of this agreement, then upon due performance by Buyer, Sellers shall execute and deliver a Bill of Sale consistent with the terms of this contract.
22. **INSPECTION OF PRIVATE SEWAGE DISPOSAL SYSTEM.** The Property is served by a private sewage disposal system, or there is a private sewage disposal system on the Property. Seller has obtained or shall obtain at Seller's expense within 45 days a certified inspector's report which documents the condition of the private sewage disposal system, that it is of sufficient capacity to serve the Property, that the continued use of the system is permitted, and whether any modifications are required to conform to standards adopted by the Department of Natural Resources. Seller shall attach the inspection report to the Groundwater Hazard Statement to be filed at closing. If Seller receives an unsatisfactory report, the basis of which cannot be resolved between Buyer and Seller within 60 days of delivery of a copy to Buyer, then upon written notice from Buyer to Seller, this agreement shall be null and void and all earnest money paid hereunder shall be returned immediately to Buyer.
23. **FORFEITURE.** If Buyer:
- fails to make the payments aforesaid, or any part thereof, as same become due; or
 - fails 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
 - fails to keep the property insured; or
 - fails to keep it in reasonable repair as herein required; or
 - fails 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 Buyer shall have no right of reclamation or

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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 Buyer, 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 Buyer holding over, unlawfully after the expiration of a lease, and may accordingly be ousted and removed as such as provided by law.

24. **FORECLOSURE AND REDEMPTION.** If Buyer fails to timely perform this contract, Sellers, at Sellers' 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 of Iowa*. Thereafter this contract may be foreclosed in equity and the court 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 at all parties concerned, and such receiver shall be liable to account to Buyer only for the net profits, after application of rents, issues and profits from the costs and expenses of the receivership and foreclosure end upon the contract obligation.
25. **ATTORNEY'S FEES.** In case of any action, or in any proceedings in any Court to collect any sums payable or secured herein, or to protect the lien or title herein of Sellers, or in any other case permitted by law in which attorney's fees may be collected from Buyer, or imposed upon them, or upon the above described property, Buyer agree to pay reasonable attorneys' fees.
26. **INTEREST ON DELINQUENT AMOUNTS.** Either party will pay interest at the rate of twelve percent (12%) per annum or the highest legal contract rate applicable to a natural person to the other, whichever is higher, on all amounts herein as and after they became delinquent, and/or on cash reasonably advanced by either party pursuant to the terms of this contract, as protective disbursements.
27. **DUE ON CONVEYANCE.** If any interest or right in the real estate, in whole or in part, is sold, gifted, exchanged, conveyed, encumbered or otherwise transferred without the prior written consent of Sellers, then Sellers may, at their option, declare the entire unpaid principal balance and accrued interest and all other sums due hereinafter immediately due and payable. In such an event, the entire principal balance, accrued interest and all other sums due hereunder shall be immediately due and payable.
28. **ASSIGNMENT.** Buyer shall not have the right to assign this contract without the written consent of Sellers. Sellers retain the right to assign, sell, convey, transfer, exchange and/or gift this contract and/or any of Sellers' rights herein. In case of the assignment of this contract by either of the parties, prompt notice shall be given to the other parties, who shall at the time of such notice be furnished with a duplicate of such assignment by such assignors. Any such assignment shall not terminate the liability of the assignor to perform, unless a specific release in writing is given and signed by the other party to this contract.
29. **PERSONAL PROPERTY.** If this contract includes the sale of any personal property, then in the event of the forfeiture or foreclosure of this contract, such personalty shall be considered indivisible with the real estate above described; and any such termination of Buyer's rights in said real estate shall concurrently operate as the forfeiture or foreclosure hereof against all such personal property.
30. **CONSTRUCTION.** Words and phrases herein, including acknowledgments hereof, shall be construed as in the singular or plural number, and as masculine, feminine or neuter gender, according to the context.

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31. **ENTIRE AGREEMENT.** This writing, including any addendum attached hereto, constitutes the entire agreement between the parties hereto with respect to the subject matters hereof; and no statement, representation or promise with reference to this this agreement, or the premises leased, or any repairs, alterations or improvements, or any change in the term of this this agreement, shall be binding upon either of the parties unless in writing and signed by both Sellers and Buyer.
32. **TIME.** The parties agree that time is of the essence of this agreement. Failure to promptly assert rights of Sellers herein shall not, however, be a waiver of such rights or a waiver of any existing or subsequent default.
33. **REMEDIES OF THE PARTIES.**
- a. If Buyer fails to timely perform this contract, Sellers may forfeit it as provided in the Iowa Code, and all payments made shall be forfeited or, at Sellers' option, upon thirty days written notice of intention to accelerate the payment of the entire balance because of such failure (during which thirty days such failure is not corrected) Sellers may declare the entire balance immediately due and payable. Thereafter this contract may be foreclosed in equity and the Court may appoint a receiver.
 - b. All rights and remedies afforded them by this contract.
 - c. Buyer and Sellers also are entitled to utilize any and all other remedies or actions at law or in equity available to them and shall be entitled to obtain judgment for costs and attorney fees as permitted by law.
34. **NOTICE.** Unless otherwise required by law, any notice or demand required or permitted by the terms of this contract shall be sufficient and deemed complete when expressed in writing and either:
- a. Personally delivered to the person entitled thereto, or
 - b. Deposited at any office of the United States Postal Service in a form of certified mail addressed to the last known mailing address of the person entitled thereto, or
 - c. Served on the person entitled thereto in the manner of an Original Notice under the Iowa Rules of Civil Procedure.
 - d. The postal address of Sellers is 3043 Heritage Ave., Lorimor, IA 50149 and Buyer is 16898 Airline Drive, Clive, IA 50325, for purposes of Notice. The parties shall keep each other apprised as to any change of postal address.
35. **WAIVER.** The failure of either party to enforce any provisions of this this agreement shall not be construed as a waiver or limitation of that party's right to subsequently enforce and compel strict compliance with every provision of this Lease.
36. **CERTIFICATION.** Buyer is not acting, directly or indirectly, for or on behalf of any person, group, entity or nation named by any Executive Order or the United States Treasury Department as a terrorist, "Specially Designated National and Blocked Person" or any other banned or blocked person, entity, nation or transaction pursuant to any law, order, rule or regulation that is enforced or administered by the Office of Foreign Assets Control; and it is not engaged in this transaction, directly or indirectly on behalf of, or instigating or facilitating this transaction, directly or indirectly

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on behalf of, any such person, group, entity or nation. Buyer hereby agrees to defend, indemnify and hold harmless Sellers from and against any and all claims, damages, losses, risks, liabilities and expenses (including attorney's fees and costs) arising from or related to any breach of the foregoing certification.

37. **ACCEPTANCE OF PROPERTY.** The conveyance of this property is "as is." Buyer and Sellers agree that the Buyer is purchasing and accepting possession of the property "as is." Buyer waives all claim and liability against the Sellers for any structural, physical or environmental conditions at the property and further releases the Sellers from and waives all actions or claims of liability against the Sellers attributable to the structural, fencing, physical and environmental condition of the property, including without limitation the presence, discovery or removal of radon, mold, rot, pests, vermin, infestations or of any lead and/or asbestos containing materials, and/or hazardous materials in, at, about, within or under the property and/or for or concerning water, sewage, mold or waste damage. Such conveyance shall be without representation or warranty of any kind, express or implied, including, without limitation, warranty of use or fitness for a particular purpose, and the Sellers hereby disclaim and renounce any such representation or warranty. Buyer specifically acknowledges that Buyer is not relying on any representations or warranties of any kind whatsoever, express or implied, from the Sellers as to any matter concerning the property and that Buyer is relying entirely on Buyer's own inspection, investigation and other due diligence activity, without any physical or environmental representations or warranties of any kind from the Sellers.
38. **WAIVER OR MODIFICATION.** No waiver or modification of this agreement or of any covenant, condition, or limitation herein contained shall be valid unless in writing and duly executed by the party to be charged therewith. No evidence of any waiver or modification shall be offered or received in evidence in any proceeding, arbitration, or litigation between the parties hereto arising out of or affecting this agreement where the rights or obligations of the parties hereunder are affected unless such waiver or modification is in writing and duly executed as aforesaid. The provisions of this section may not be waived except as set forth herein.
39. **SEVERABILITY.** All agreements and covenants contained herein are severable and in the event any of them shall be held to be invalid by any competent Court, this agreement shall be interpreted as if such invalid agreements or covenants were not contained herein.
40. **APPLICATION OF PAYMENTS.** All payments made pursuant to this Agreement shall be applied first to personal and/or mail service or fees related to notices, unpaid utilities and/or money advanced for other breaches of this agreement by Buyer, next to other unpaid advancements, next to Buyer's responsibilities to third parties under the terms of this agreement which are unpaid, next to interest and finally principle.
41. **PREPAYMENT.** After January 1, 2020, Buyer shall have the right to pre-pay at any time without penalty all sums owing under the Real Estate Contract contemplated hereby, or any part hereof. Any such prepayments of principal shall be in addition to and not a substitute for any subsequent installment payment required under the Real Estate Contract. Additional payments must be made in increments of Five Hundred Dollars (\$500.00). Buyer shall have no right to prepay any sums due under this contract before January 1, 2020 without the express written permission of Sellers.
42. **SPECIAL PROVISIONS.** The Sellers has given the standard property disclosure statement, standard lead paint statement and Iowa radon disclosure statement to Buyer, and Buyer acknowledges receipt of the same.

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43. **BINDING EFFECT.** The provisions of this this agreement shall be binding upon and inure to the benefit of all parties and their respective legal representatives, estates, successors and assigns.
44. **EFFECTIVE DATE.** The effective date of this Agreement is _____, regardless of when signed.
45. **RECORDING.** Buyer shall record this contract at Buyer's expense in the office of the Recorder for Madison County, Iowa. Buyer shall record this contract within twenty (20) days of the effective date. Buyer shall defend, indemnify and hold Sellers harmless for or arising from any delay in recording this contract. Buyer shall furnish a copy of the recorded contract to Sellers which shows the mark and/or stamps of the recorder.
46. **DUPLICATE COUNTERPARTS.** This contract may be signed in counterparts. Two (2) identical reproductions of this contract are being executed. Each bearing original signatures shall be construed as an original.

I UNDERSTAND THAT HOMESTEAD PROPERTY IS IN MANY CASES PROTECTED FROM THE CLAIMS OF CREDITORS AND EXEMPT FROM JUDICIAL SALE; AND THAT BY SIGNING THIS CONTRACT, I VOLUNTARILY GIVE UP MY RIGHT TO THIS PROTECTION FOR THIS PROPERTY WITH RESPECT TO CLAIMS BASED UPON THIS CONTRACT.

Curt Sandahl Revocable Trust, SELLER

Date: 6-28-19

By: Curt Sandahl
Curt L. Sandahl, Trustee
Address: 3043 Heritage Ave.
Lorimor, IA 50149

Andrée Sandahl Revocable Trust, SELLER

Date: 6-28-19

By: Andrée Sandahl
Andrée D. Sandahl, Trustee
Address: 3043 Heritage Ave.
Lorimor, IA 50149

Date: 6-28-2019

Spencer Litt
Spencer Litt, Buyer
Address: 16898 Airline Drive
Clive, IA 50325

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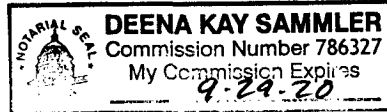
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STATE OF IOWA)

(ss. Dallas COUNTY, SS:

Signed and sworn before by Curt L. Sandahl on this 28 day of June, 2019.

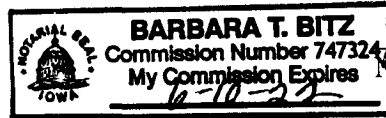


Deena Kay Sammler
Notary Public in and for the State of Iowa

STATE OF IOWA)

(ss. Madison COUNTY, SS:

Signed and sworn before by Andrée D. Sandahl on this 28 day of June, 2019.

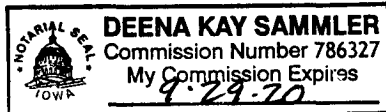


Barbara T. Bitz
Notary Public in and for the State of Iowa

STATE OF IOWA)

(ss. Dallas COUNTY, SS:

Signed and sworn before by Spencer Litt on this 28 day of June, 2019.



Deena Kay Sammler
Notary Public in and for the State of Iowa