



Document 2020 1330

Book 2020 Page 1330 Type 03 010 Pages 3

Date 4/20/2020 Time 11:58:41AM

Rec Amt \$17.00 Aud Amt \$5.00

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

Prepared By: Mark L. Smith, PO Box 230, Winterset, IA 50273; Telephone: 515/462-3731

Taxpayer Info: DeSoto 110, LLC, PO Box 268385, Weston, FL 33326

✓ Return To: Mark L. Smith, PO Box 230, Winterset, IA 50273

ASSIGNMENT OF REAL ESTATE CONTRACT

On this 16 day of April, 2020, the undersigned, Northwest Sheet Metal, Inc., Assignor, in consideration of One Dollar (\$1.00), hereby assigns, transfers and sets over unto DeSoto 110, LLC, Assignee, all right, title and interest in and to the Real Estate Contract dated April 24, 2019, and entered into by and between Jan-Cat, Inc., Seller, and Northwest Sheet Metal, Inc., Buyer, recorded April 24, 2019, in Book 2019, Page 1173 of the Recorder's Office of Madison County, Iowa, whereby Seller agreed to sell to Buyer the following-described real estate located in Madison County, Iowa:

Lot One (1) of Replat of Lot Five (5), Mondolfo Addition, Plat No.
1, an Addition to the City of Winterset, Madison County, Iowa.

Assignee agrees to indemnify and hold harmless Assignor from any debts and obligations that may arise under the Contract and completely assumes Assignor's rights and duties under the Contract. It is agreed that the Assignee shall perform any and all terms and conditions of said Contract and that upon performance of said Contract, Assignee shall receive a Deed of Conveyance to the real estate described herein from Contract Seller to Assignee as Grantee.

IN WITNESS WHEREOF the parties hereto have executed this Agreement on the date written above.

Northwest Sheet Metal, Inc.

Preston Wilmes

By: Preston Wilmes

Title: President

DeSoto 110, LLC

Robert Ellis

By: Robert Ellis

Title: Member

This Assignment is hereby Approved by Contract Seller Jan-Cat, Inc., as required by the
aforementioned Real Estate Contract.

Jan-Cat, Inc.

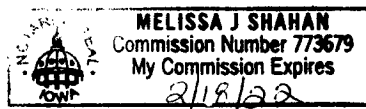
Mark Switzer

By: Mark Switzer

Title: Pres.

STATE OF IOWA, COUNTY OF Madison :

This record was acknowledged before me on April 16, 2020, by
Preston Wilmes, as President of Northwest Sheet Metal, Inc.



Melissa Shahan
Signature of Notary Public

STATE OF FLORIDA, COUNTY OF BROWARD :

This record was acknowledged before me on April 8, 2020, by
Robert Ellis, as Member of DeSoto 110, LLC.

Signature of Notary Public

STATE OF IOWA, COUNTY OF Madison :

This record was acknowledged before me on April 16, 2020, by Mark
Switzer, as President of Jan-Cat, Inc..



Melissa Shahan
Signature of Notary Public

ASSIGNMENT OF REAL ESTATE CONTRACT

State of Florida Acknowledgement Notary Certificate

STATE OF FLORIDA
COUNTY OF Broward

On 4/8/2020, before me, Carol Hurtado, a notary public, personally appeared by physical presence, Robert Ellis who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the attached Assignment of Real Estate Contract [name of document] instrument and acknowledged to me that that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or entity upon behalf of which the person(s) acted executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State listed above that the foregoing paragraph is true and correct. WITNESS my hand and official seal.

Personally known OR

Produced identification ☒ Type of identification produced: FL driver license

[Signature]

(Signature of notary public)

My commission expires: OCT 2, 2022



Official Seal