



Document 2020 2917

Book 2020 Page 2917 Type 03 014 Pages 3

Date 8/11/2020 Time 11:51:29AM

Rec Amt \$17.00 Aud Amt \$5.00

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

AFFIDAVIT IN SUPPORT OF FORFEITURE OF REAL ESTATE CONTRACT

THE IOWA STATE BAR ASSOCIATION

Official Form No. 176

Recorder's Cover Sheet

Preparer Information: (name, address and phone number)

Ouderkirk Law Firm, 108 W. Ashland Ave., P.O. Box 156, Indianola, IA 50125, (515) 961-5315

Taxpayer Information: (name and complete address)

Curt Sandahl Rev. Trust and Andrée Sandahl Rev. Trust, 3043 3043 Heritage Ave., Lorimor, IA 50149

✓ **Return Document To:** (name and complete address)

Curt Sandahl Rev. Trust and Andrée Sandahl Rev. Trust, 3043 3043 Heritage Ave., Lorimor, IA 50149

Grantor:

Curt Sandahl Revocable Trust

Andrée Sandahl Revocable Trust

Grantee:

Spencer Litt

Legal Description: See Page 2

CONTRACT RECORDED 8-30-19
IN BOOK 2019 PAGE 2722.

AFFIDAVIT IN SUPPORT OF FORFEITURE OF REAL ESTATE CONTRACT

In re: 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

TO WHOM IT MAY CONCERN: STATE OF IOWA, COUNTY OF WARREN

The undersigned, first being duly sworn upon oath (or upon affirmation) depose and state:

That the relationship of the undersigned to this transaction appears from the **Notice of Forfeiture of Real Estate Contract, hereto attached, together with return of service thereof;** which Notice and return is by this reference made a part of this affidavit as fully as if set forth herein; that by reason of such relationship the facts herein stated are within the personal knowledge of such affiant.

That the parties served, as shown by said return, included all parties in possession of said real estate at the time of service of said notice.

That, as shown by such return, more than 30 days have passed since the service of such Notice.

That the defaults mentioned in said Notice have not been removed nor performed nor paid in any amount by said vendee, nor by anyone; and that therefore the terms and conditions as to which there is and has been a default have not been performed within the 30 days mentioned in said Notice, nor at any time by anyone; nor has any sum been offered or tendered by said vendee or anyone; that vendor has retaken possession of said real estate following the expiration of said 30 day period.

That the Real Estate Contract mentioned in said Notice specifically provides for the forfeiture of the vendee's rights in such contract in accordance with Iowa Code Chapter 656.

That said Real Estate Contract was not for the sale of agricultural property as defined by Iowa Code Chapter 654A.

That the parties upon whom such Notice of Forfeiture was so served, were not at the time of the service of said Notice upon them, or at the time of making this affidavit, in the military service or with the Armed Forces of the United States of America, nor are they in any way entitled to any rights under the Soldiers' and Sailors' Civil Relief Act or similar act or acts amendatory thereof or supplementary thereto.

That this affidavit is made as supporting proof, record and notice, that the contract referred to in said Notice of Forfeiture is now null and void, stands forfeited and canceled and is of no force and effect whatsoever.

Curt Sandahl Revocable Trust

Date: Aug 11 - 20

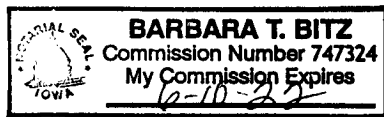
By: Curt L. Sandahl
Curt L. Sandahl, Trustee

Andrée Sandahl Revocable Trust

Date: 8-11-20

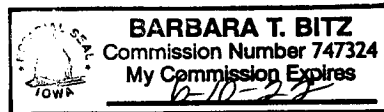
By: Andrée D. Sandahl
Andrée D. Sandahl, Trustee

Signed and sworn before by Curt L. Sandahl, as Trustee of the Curt Sandahl Revocable Trust, on this 11 day of August, 2020.



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

Signed and sworn before by Andrée D. Sandahl, Andrée Sandahl Revocable Trust, on this 11 day of August, 2020.



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