

BK: 2025 PG: 1225  
Recorded: 5/20/2025 at 9:29:14.0 AM  
Pages 4  
County Recording Fee: \$27.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$30.00  
Revenue Tax: \$0.00  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

**Preparer: Samuel H. Braland, P.O. Box 370, Earlham, Iowa 50072 (515) 758-2267**  
**Return To: Samuel H. Braland, P.O. Box 370, Earlham, Iowa 50072**

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### **ASSIGNMENT AND ASSUMPTION OF REAL ESTATE CONTRACT**

**THIS ASSIGNMENT AND ASSUMPTION OF REAL ESTATE CONTRACT** ("Assignment") is entered into this 1<sup>th</sup> day of May, 2025 by and between AJDT Properties, LLC, an Iowa limited liability company ("AJDT") and Hammer Built, LLC, an Iowa limited liability company ("Hammer Built"), and LL Ventures, LLC, an Iowa limited liability company ("LL Ventures")

**WHEREAS**, AJDT and LL Ventures entered into a Real Estate Contract dated February 17, 2023 and recorded on March 21, 2023 in Book 2023, Page 564, in the Office of the Recorder of Madison County, Iowa for the sale by LL Ventures and purchase by AJDT of real estate located at 155 N.W. Second Street, Earlham, Iowa 50072 that is legally described as follows, to-wit:

The West Half (½) of Lots Seven (7), Eight (8), and Nine (9) in Block Six (6) of Academy Addition to the Town of Earlham, Madison County, Iowa.

**WHEREAS**, AJDT desires to assign its Buyer's interest in said contract to Hammer Built, and Hammer Built desires to assume all of AJDT's rights and obligations under the Real Estate Contract; and

**WHEREAS**, LL Ventures is willing to consent to the Assignment and Assumption subject to the conditions set forth below.

**NOW, THEREFORE**, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. AJDT hereby assigns and transfers unto Hammer Built all right, title and interest of AJDT in the Real Estate Contract.
2. Hammer Built hereby accepts the assignment and transfer of the Real Estate Contract and assumes all the rights and obligations of AJDT under the contract.
3. AJDT hereby agrees to indemnify and hold Hammer Built harmless with respect to all obligations of the Buyer under the Real Estate Contract arising before the date of this Assignment.

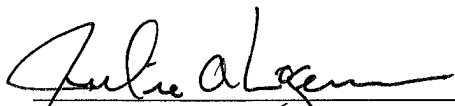
4. Hammer Built hereby agrees to indemnify and hold AJDT harmless with respect to all obligations of the Buyer under the Real Estate Contract arising on or after the date of this Assignment.


5. LL Ventures hereby consents to the Assignment and Assumption as described above.

6. LL Ventures, AJDT, and Hammer Built each hereby acknowledge that all the terms and conditions of the Real Estate Contract shall continue in full force and effect as stated in the contract and are hereby ratified and confirmed.


**IN WITNESS WHEREOF**, the parties hereto have caused this Assignment and Assumption of Real Estate Contract to be executed and delivered the day and year first above written.

LL VENTURES, LLC

  
Julie A. Logemann, Member


  
Neal G. Logemann, Member


AJDT PROPERTIES, LLC

  
Dustin Belgarde, Member

  
Travis Belgarde, Member

HAMMER BUILT, LLC


  
Shannon Flickinger, Manager

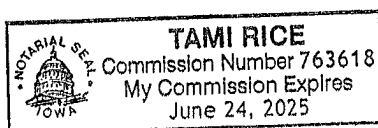
  
Alex Hodgell, Jr., Member

  
Jesse Morrill, Member

STATE OF IOWA, COUNTY OF MADISON: ss

This record was acknowledged before me on the 7<sup>th</sup> day of May, 2025, by Julie A. Logemann as Member of LL Ventures, LLC.

  
Signature of Notary Public



STATE OF IOWA, COUNTY OF MADISON: ss

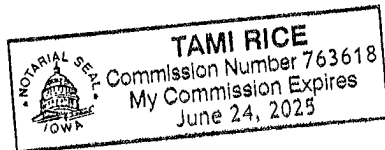
This record was acknowledged before me on the 12<sup>th</sup> day of May, 2025, by Neal G. Logemann as Member of LL Ventures, LLC.



Signature of Notary Public

STATE OF IOWA, COUNTY OF MADISON: ss

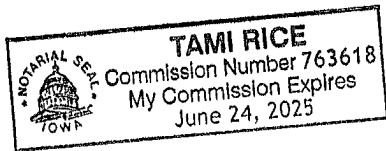
This record was acknowledged before me on the 7<sup>th</sup> day of May, 2025, by Dustin Belgarde as Member of AJDT Properties, LLC.



Signature of Notary Public

STATE OF IOWA, COUNTY OF MADISON: ss

This record was acknowledged before me on the 7<sup>th</sup> day of May, 2025, by Travis Belgarde as Member of AJDT Properties, LLC.



Signature of Notary Public

STATE OF IOWA, COUNTY OF MADISON: ss

This record was acknowledged before me on the 7<sup>th</sup> day of May, 2025, by Alex Hodgell as Member of AJDT Properties, LLC.




Signature of Notary Public

STATE OF IOWA, COUNTY OF MADISON: ss

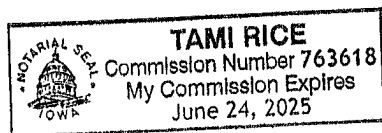
This record was acknowledged before me on the 7<sup>th</sup> day of May, 2025, by Jesse Morrill as Member of AJDT Properties, LLC.




  
\_\_\_\_\_  
Signature of Notary Public

STATE OF IOWA, COUNTY OF MADISON: ss

This record was acknowledged before me on the 7<sup>th</sup> day of May, 2025, by Shannon Flickinger as Manager of Hammer Built, LLC.



  
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Signature of Notary Public