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BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

**REAL ESTATE CONTRACT  
(SHORT FORM)**

**Recorder's Cover Sheet**

**Preparer Information:** Verle W. Norris, 201 East 1st Street, P.O. Box 279, Leon, IA 50144,  
Tel: 641-446-4613

**Taxpayer Information:** Charles Calvin Diehl, Jr. and Lacy J. Diehl, 2788 State Hwy 92,  
Winterset, IA 50273

**Return Document To:** Verle W. Norris, 201 East 1st Street, P.O. Box 279, Leon, Iowa 50144

**Grantors:** Charles C. Diehl  
Brenda L. Diehl

**Grantees:** Charles Calvin Diehl, Jr.  
Lacey J. Diehl

**Legal Description:** See Page 2



## REAL ESTATE CONTRACT (SHORT FORM)

**IT IS AGREED** between Charles C. Diehl and Brenda L. Diehl, husband and wife, ("Sellers"); and Charles Calvin Diehl, Jr. and Lacey J. Diehl, husband and wife, as joint tenants with full rights of survivorship, and not as tenants in common ("Buyers"). Sellers agree to sell and Buyers agree to buy real estate in Madison County, Iowa, described as:

The North Half (½) of the Northwest Quarter (¼), except the North 76 rods of the East 10½ rods thereof, in Section Twenty-seven (27), Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5<sup>th</sup> P.M., Madison County, Iowa.

with any easements and appurtenant servient estates, but subject to the following:

- a. any zoning and other ordinances;
  - b. any covenants of record;
  - c. any easements of record for public utilities, roads and highways.
1. There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.
  2. **PRICE.** The total purchase price for the Real Estate is Three Hundred Thousand Dollars (\$300,000.00) of which One Hundred Fifty Thousand Dollars (\$150,000.00) has been paid. Buyers shall pay the balance to Sellers at Leon, Iowa, or as directed by Sellers, as follows:  
  
\$6,582.92, including principal and interest at 1.875% per annum on June 15, 2027, and \$6,582.92, including principal and interest at 1.875% per annum on the 15<sup>th</sup> day of each and every June thereafter until June 15, 2046, at which time the principal balance and accrued interest shall be paid in full. Buyer may prepay the principal balance at any time without penalty.
  3. **INTEREST.** Buyers shall pay interest from June 15, 2026, on the unpaid balance, at the rate of 7% percent per annum. Buyers shall also pay interest at the rate of 4% percent per annum on all delinquent amounts and any sum reasonably advanced by Sellers to protect their interest in this contract, computed from the date of the delinquency or advance.
  4. **REAL ESTATE TAXES.** Sellers shall pay real estate taxes prorated to the date of possession and any unpaid real estate taxes payable in prior years. Buyers shall pay all subsequent real estate taxes. Any proration of real estate taxes on the Real Estate shall be based upon such taxes for the year currently payable unless the parties state otherwise.
  5. **SPECIAL ASSESSMENTS.** Sellers shall pay all special assessments which are a lien on the Real Estate as of N/A. All other special assessments shall be paid by Buyers.

6. **POSSESSION CLOSING.** Sellers shall give Buyers possession of the Real Estate on June 15, 2026, provided Buyers are not in default under this contract. Closing shall be on or before June 15, 2026.
7. **ABSTRACT AND TITLE.** Sellers, at their expense, shall promptly obtain an abstract of title to the Real Estate continued through the date of this contract and deliver it to Buyers for examination. It shall show merchantable title in Sellers in conformity with this contract, Iowa law and the Title Standards of the Iowa State Bar Association. The abstract shall become the property of the Buyers when the purchase price is paid in full, however, Buyers reserve the right to occasionally use the abstract prior to full payment of the purchase price. Sellers shall pay the costs of any additional abstracting and title work due to any act or omission of Sellers, including transfers by or the death of Sellers or their assignees.
8. **FIXTURES.** All property that integrally belongs to or is part of the Real Estate, whether attached or detached, such as light fixtures, shades, rods, blinds, awnings, windows, storm doors, screens, plumbing fixtures, water heaters, water softeners, automatic heating equipment, air conditioning equipment, wall to wall carpeting, built-in items and electrical service cable, outside television towers and antenna, fencing, gates and landscaping shall be considered a part of Real Estate and included in the sale.
9. **CARE OF PROPERTY.** Buyers shall take good care of the property; shall keep the buildings and other improvements now or later placed on the Real Estate in good and reasonable repair and shall not injure, destroy or remove the property during the term of this contract. Buyers shall not make any material alteration to the Real Estate without the written consent of the Sellers.
10. **DEED.** Upon payment of purchase price, Sellers shall convey the Real Estate to Buyers or their assignees, by warranty deed, free and clear of all liens, restrictions, and encumbrances except as provided herein. Any general warranties of title shall extend only to the date of this contract, with special warranties as to acts of Sellers continuing up to time of delivery of the deed.
11. **REMEDIES OF THE PARTIES.**
  - a. If Buyers (a) fail to make the payments aforesaid, or any part thereof, as same become due; or (b) fail 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 (c) fail to keep the property insured; or (d) fail to keep it in reasonable repair as herein required; or (e) fail 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 Buyers shall have no right of reclamation or 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 Buyers, 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 tenants holding over, unlawfully after the expiration of lease, and may accordingly be ousted and removed as such as provided by law.

- b. If Buyers fail to timely perform this contract, Sellers, at their 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. 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 of all parties concerned, and such receiver shall be liable to account to Buyers only for the net profits, after application of rents, issues and profits from the costs and expenses of the receivership and foreclosure and upon the contract obligation.

It is agreed that if this contract covers less than ten (10) acres of land, and in the event of the foreclosure of this contract and sale of the property by sheriff's sale in such foreclosure proceedings, the time of one year for redemption from said sale provided by the statutes of the State of Iowa shall be reduced to six (6) months provided the Sellers, in such action file an election to waive any deficiency judgment against Buyers which may arise out of the foreclosure proceedings; all to be consistent with the provisions of Chapter 628 of the Iowa Code. If the redemption period is so reduced, for the first three (3) months after sale such right of redemption shall be exclusive to the Buyers, and the time periods in Sections 628.5, 628.15 and 628.16 of the Iowa Code shall be reduced to four (4) months.

It is further agreed that the period of redemption after a foreclosure of this contract shall be reduced to sixty (60) days if all of the three following contingencies develop: (1) The real estate is less than ten (10) acres in size; (2) the Court finds affirmatively that the said real estate has been abandoned by the owners and those persons personally liable under this contract at the time of such foreclosure; and (3) Sellers in such action file an election to waive any deficiency judgment against Buyers or their successor in interest in such action. If the redemption period is so reduced, Buyers or their successors in interest or the owner shall have the exclusive right to redeem for the first thirty (30) days after such sale, and the time provided for redemption by creditors as provided in Sections 628.5, 628.15 and 628.16 of the Iowa Code shall be reduced to forty (40) days. Entry of appearance by pleading or docket entry by or on behalf of Buyers shall be presumption that the property is not abandoned. Any such redemption period shall be consistent with all of the provisions of Chapter 628 of the Iowa Code. This paragraph shall not be construed to limit or otherwise affect any other redemption provisions contained in Chapter 628 of the Iowa Code. Upon completion of such forfeiture Buyers shall have no right of reclamation or compensation for money paid, or improvements made; but such payments and for 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 Buyers, 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 tenants holding over, unlawfully after the expiration of a lease, and may accordingly be ousted and removed as such as provided by law.

- c. If Sellers fail to timely perform their obligations under this contract, Buyers shall have the right to terminate this contract and have all payments made returned to them.
- d. Buyers and Sellers are also entitled to utilize any and all other remedies or actions at law or in equity available to them.
- e. In any action or proceeding relating to this contract the successful party shall be entitled to receive reasonable attorney's fees and costs as permitted by law.

**12. TIME IS OF THE ESSENCE.** Time is of the essence in this contract.

**13. PERSONAL PROPERTY.** If this contract includes the sale of any personal property, Buyers grant the Sellers a security interest in the personal property and Buyers shall execute the necessary financing statements and deliver them to Sellers.

**14. CONSTRUCTION.** Words and phrases in this contract shall be construed as in the singular or plural number, and as masculine, feminine or neuter gender, according to the context.

**15. CERTIFICATION.** Buyers and Sellers each certify that they are 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 are not engaged in this transaction, directly or indirectly on behalf of, any such person, group, entity or nation. Each party hereby agrees to defend, indemnify and hold harmless the other party from and against any and all claims, damages, losses, risks, liabilities and expenses (including attorney's fees and costs) arising from or related to my breach of the foregoing certification.

**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.**

Dated: June 25, 2026.

Charles Calvin Diehl Jr.  
Charles Calvin Diehl, Jr., Buyer

Lacy J. Diehl  
Lacy J. Diehl, Buyer

**16. ADDITIONAL PROVISIONS. See attached.**

Dated: June 25, 2026.

Charles C. Diehl  
Charles C. Diehl, Seller

Charles Calvin Diehl Jr.  
Charles Calvin Diehl, Jr., Buyer

Brenda L. Diehl  
Brenda L. Diehl, Seller

Lacy J. Diehl  
Lacy J. Diehl, Buyer

STATE OF IOWA, COUNTY OF DECATUR

This record was acknowledged before me on June 25, 2026, by Charles C. Diehl and Brenda L. Diehl, husband and wife.



Cheryl Goretska  
Signature of Notary Public in and for the State of Iowa

STATE OF IOWA, COUNTY OF DECATUR

This record was acknowledged before me on June 25, 2026, by Charles Calvin Diehl, Jr. and Lacy J. Diehl, husband and wife.



Cheryl Goretska  
Signature of Notary Public in and for the State of Iowa

**CHARLES C. DIEHL AND BRENDA L. DIEHL**

**TO**

**CHARLES CALVIN DIEHL, JR. AND LACEY J. DIEHL**

**REAL ESTATE CONTRACT**

**ADDITIONAL PROVISIONS**

17. In the event that Buyers breach this agreement by defaulting in payments to Sellers, and Buyers remain in possession of the property after receiving notice of forfeiture pursuant to Iowa Code §656.2, Buyers shall be deemed tenants at will as defined in Iowa Code §562.4 and Buyers' interest in the property may be terminated accordingly.
18. Should Buyers default on their payments under the terms of this contract, Sellers shall have the option of accelerating the contract and declaring the balance outstanding immediately due in full.
19. Buyers' failure to timely perform any obligation pursuant to this contract, including the timely payment of real estate taxes, shall constitute a material breach and be the cause for forfeiture of this contract as set forth above.
20. Neither party may assign this contract without the express written consent of the Farm Service Agency.
21. Neither party shall encumber the property.
22. Sellers shall not accelerate, forfeit or foreclose the Buyers' interest in this contract without providing the Farm Service Agency Thirty (30) days notice of forfeiture pursuant to Iowa Code §656.
23. Sellers consent to the Buyers granting the Farm Service Agency a security interest in this contract as security for loans made to the Farm Service Agency to Buyers. Sellers shall not take any action to foreclose or forfeit this contract in the event of foreclosure or voluntary conveyance of Buyers' interest by the Farm Service Agency, or as a result of assignment of Buyers' interest in the subject property to a third party who will assume the Buyers' obligations pursuant to this contract.

24. Buyers and Sellers agree that any insurance proceeds received for real estate losses will be used only for one of the following purposes:

(i) To replace or repair the damaged real estate improvements which are essential to the farming operation;


(ii) To make other essential real estate improvements; or

(iii) To pay any prior real estate lien, including the purchase contract.

Dated this 25 day of June, 2026.

SELLERS:

  
Charles C. Diehl

  
Brenda L. Diehl

BUYERS:

  
Charles Calvin Diehl, Jr.

  
Lacey J. Diehl