

REAL ESTATE TRANSFER - DECLARATION OF VALUE

Please read the instructions on the reverse side BEFORE completing and filing this form.

Part I - TO BE COMPLETED BY BUYER, SELLER OR AGENT

SELLER: Jane E. Benjamin SSN or FEIN: _____▲
Seller Address: 1431 East 22nd, Eugene, OR 97403 e-mail/phone: (541) 343-3826
BUYER: Rick L. Townsend SSN or FEIN: _____▲
Buyer Address: 2800 Highway 218, Montrose, IA 52639 e-mail/phone: (319) 470-7699
Address of Property Conveyed: rural agricultural property in Lee County, Iowa with no assigned address
Date of Instrument: 09/15/2012 ▲ ☒ Deed _1 ☐ Contract _2 ▲
Legal Description: See Addendum

Type of Sale (check all that apply): ☐ Fulfillment of prior year(s) contract ☐ Sale to/by Exempt Organization ☒ Auction Sale
☐ Corporate merger or reorganization ☐ Purchase of adjoining land ☐ Transfer of partial interest ☐ Quit Claim Deed
☐ Sale between family members or related parties ☐ Foreclosure, forfeitures, or transfers arising from default; forced sale
Was this a sale of AG LAND to: ☐ Corporation ☐ Trust ☐ Alien ☐ Non-Resident Alien ☐ Limited Partnership ▲

DECLARATION OF VALUE STATEMENT



1. Total Amount Paid \$ 93,975.00
2. Amount Paid for Personal Property (see instructions) \$ 0.00
3. Amount Paid for Real Property Only (1 minus 2) \$ 93,975.00 ▲

Contract Sale Information: Down Payment \$ _____ Interest Rate _____% Monthly Payment \$ _____
Length of Contract _____ years Balloon Payment Date (if applicable) _____

I HEREBY DECLARE THAT THE INFORMATION CONTAINED IN PART I OF THIS FORM IS TRUE AND CORRECT AS

DETAILED ON THE BACK OF THIS FORM . Printed Name: Jane E. Benjamin Phone #: (541) 343-3826

Signature _____ ☐ Buyer or ☒ Seller or ☐ Agent or ☐ Attorney

PART II - TO BE COMPLETED BY THE ASSESSOR

Classification of Property: ☐ Res _4_ ☐ Com _5_ ☐ Ind _2_ ☐ Ag _1_ ▲ Deeded Acres: _____▲
OCC _____▲ TLA/GBA _____▲ Tax District _____▲
Primary Parcel Number _____▲ (attach list of additional parcels)

Full Assessed Value	Land	Building	Dwelling	Total
January 1 of Year of Sale				

Good for study? ☐ Yes ☐ No NUTC ☐ ▲ If No, give reason: _____▲

Addendum

Legal Description of Property

Tract 2, legally described as follows:

THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION TWENTY-NINE (29), TOWNSHIP SIXTY-EIGHT (68) NORTH, RANGE SEVEN (7) WEST, OF THE FIFTH PRINCIPAL MERIDIAN, LEE COUNTY, IOWA, EXCEPTING THEREFROM THE WEST TWO HUNDRED SEVEN (207) FEET OF THE EAST SIX HUNDRED SIXTY-SEVEN (667) FEET OF THE SOUTH ONE HUNDRED FIFTY-EIGHT (158) FEET;

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL:
AUDITOR'S PARCEL "A" BEING ALL OF THE SE ¼ OF THE NE ¼ OF SECTION 29-68-7 SOUTH OF THE CENTERLINE OF PRIMROSE ROAD, LEE COUNTY, IOWA, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID NE ¼ OF SECTION 29; THENCE NORTH 01°41'59" WEST, ALONG THE EAST LINE OF SAID NE ¼ OF SECTION 29, A DISTANCE OF 437.17 FEET; THENCE SOUTH 35°33'13" WEST, ALONG SAID CENTERLINE OF PRIMROSE ROAD, 548.08 FEET; THENCE NORTH 88°27'33" EAST, ALONG THE SOUTH LINE OF SAID NE ¼ OF SECTION 29, A DISTANCE OF 331.77 FEET TO THE POINT OF BEGINNING CONTAINING 1.66 ACRES, MORE OR LESS, OF WHICH APPROXIMATELY 0.39 ACRE IS PUBLIC ROAD RIGHT-OF-WAY. THE ABOVE BEARINGS ARE BASED ON A SINGLE POINT INITIALIZED GPS BASED MERIDIAN AND ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.