IN THE DISTRICT COURT OF IOWA IN AND FOR JEFFERSON COUNTY

In Re the Marriage of Frederick J. Shaddock and Oksana Shemet Shaddock

Upon the Petition of FREDERICK J. SHADDOCK, Petitioner, and Concerning OKSANA SHEMET SHADDOCK, Respondent.	)	Equity Number CDCV402015 STIPULATION OF SETTLEMENT

1. Real Estate—Fairfield Home. The parties' marital residence located at 806 North 4th St., Fairfield, Jefferson County, Iowa, legally described as follows:

> Lot Two (2) and the North Ten (10) feet of Lot Three (3), Lincoln Terrace Addition to the City of Fairfield, Jefferson County, Iowa.

is hereby awarded to Frederick free and clear of all right, title, and interest of Oksana. Frederick shall assume, pay, and forever hold Oksana harmless from the note secured by real estate mortgage owing to Chase mortgage, all real estate taxes and homeowners fire and hazard insurance premiums, as well as all other liabilities associated with said real estate. By signing this stipulation of settlement and upon entry of a decree of dissolution of marriage herein, Oksana quit claims all of her right, title, interest, estate claim or demand including all rights of dower, homestead and distributive share in said property to Frederick. Upon entry of

Decree of Dissolution of Marriage herein, title to this property shall be quieted in Frederick. Within seven days of receiving a quit claim deed from Frederick or his counsel, Oksana shall execute and return the same to Frederick for recording.

a. Visits to Fairfield. Oksana shall be entitled to visit the home up to four (4) times each calendar year. She shall provide Frederick with notice at least 60 days in advance of her plans to stay at the home, and shall provide Frederick with $400.00 per month for each visit to the home.

b. Refinance. Frederick shall refinance the property, assume the existing mortgage, or otherwise remove Oksana from any obligation associated with the note owing to Chase Bank, within 90 days of the entry of decree herein. In the event that Frederick attempts to refinance the property but is unsuccessful, he shall make additional attempts to refinance or assume the existing mortgage every 12 months on the anniversary of the entry of decree. Until the home is refinanced or the current mortgage assumed by Frederick, the following condition shall apply: If at any time Frederick fails to make two (2) consecutive mortgage payments, the property shall be immediately be listed for sale with a real estate agent of Oksana's choice. Any unpaid mortgage payment or other debt associated with the home will be paid for from the home's sale proceeds.