



Document 2005 4073

Book 2005 Page 4073 Type 03 010 Pages 2  
Date 8/25/2005 Time 2:18 PM  
Rec Amt \$12.00 Aud Amt \$5.00

ENTERED FOR TAXATION  
THIS 25 DAY OF August 2005  
*Jan W. Utsler*  
*Debby Carlson*  
DEPUTY RECORDER

DOV# 376

MICHELLE "MICKI" UTSLER, COUNTY RECORDER  
MADISON IOWA

COMPUTER	✓
RECORDED	✓
COMPARED	✓

**Real Estate Contract**

**Prepared By and Return To:** Tracy Kozak, 720 West Main, St. Charles, IA 50240; Phone number (641) 396-2809

**Address Tax Statement:** Daniel Kozak Jr. or Tracy Kozak of 720 West Main, St. Charles, Iowa 50240

**Grantors:** Donald and Anna Read of 810 West Main, St. Charles, Iowa 50240

**Grantees:** Daniel Kozak Jr. or Tracy Kozak of 720 West Main, St. Charles, Iowa 50240

**Legal Description:** Parcel "Q", located in the West Half of the Northeast Quarter of Section 23, Township 75 North, Range 26 West of the 5<sup>th</sup> P. M., located in and forming a part of the City of St. Charles, Madison County, Iowa, more particularly described as follows:

Beginning at the Southwest corner of Lot 4 of the Water Tower Subdivision, located in the West Half of the Northeast Quarter of Section 23, Township 75 North, Range 26 West of the 5<sup>th</sup> P. M. Madison county, Iowa; thence South 84°26'59" West, 88.30 feet; thence North 00°29'49" West, 239.84 feet to a point on the South right-of-way line of County Road G-50; thence Northeasterly 90.89 feet along said R.O.W. line, which is an 1825.50-foot radius curve, concave Southeasterly, with a chord of North 74°55'51" East, 90.88 feet to the Northwest corner of said Lot 4; thence South 00°29'44" East, 254.90 feet along the West line of said Lot 4 to the Point of Beginning. Said Parcel contains 0.50 acres.

**Real Estate Contract**

Donald and Anna Read of 810 West Main, St. Charles, Iowa as Sellers, and Daniel Kozak Jr. or Tracy Kozak of 720 West Main, St. Charles, Iowa as Buyers, hereby agree that the seller shall sell and the Buyer shall buy the following described property UPON THE TERMS AND CONDITIONS HEREINAFTER SET FORTH, within this contract.

**Legal Description:** Parcel "Q", located in the West Half of the Northeast Quarter of Section 23, Township 75 North, Range 26 West of the 5<sup>th</sup> P. M.; located in and forming a part of the City of St. Charles, Madison County, Iowa, more particularly described as follows:

Beginning at the Southwest corner of Lot 4 of the Water Tower Subdivision, located in the West Half of the Northeast Quarter of Section 23, Township 75 North, Range 26 West of the 5<sup>th</sup> P. M. Madison county, Iowa; thence South 84°26'59" West, 88.30 feet; thence North 00°29'49" West, 239.84 feet to a point on the South right-of-way line of County Road G-50; thence Northeasterly 90.89 feet along said R.O.W. line, which is an 1825.50-foot radius curve, concave Southeasterly, with a chord of North 74°55'51" East, 90.88 feet to the Northwest corner of said Lot 4; thence South 00°29'44" East, 254.90 feet along the West line of said Lot 4 to the Point of Beginning. Said Parcel contains 0.50 acres.

**Purchase Price:** Ten Thousand Dollars and Zero Cents (\$10,000.00)

**Contract Payment:** The Buyers agree to pay \$1200.00 down payment and a monthly payment thereafter of \$120.00 to be paid by the fifth of each month, until the unpaid principal balance, is paid in full, at which time Sellers shall deliver to Buyers a warranty deed.

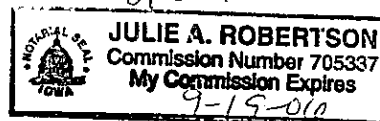
**Abstract** to be brought up to date and given to Buyers in a timely manner upon receipt of final payment of principal balance.

**Buyers Signatures**

*Daniel Kozak Jr.* 8/24/05  
Daniel Kozak Jr. (Date)

*Tracy Kozak* 8-24-05  
Tracy Kozak (Date)

*Julie A. Robertson*  
8/24/05



**Sellers Signatures**

*Donald W. Read* 8-25-05  
Donald Read (Date)

*Anna B. Read* 8/25/05  
Anna Read (Date)

