

**CONTRACT AGREEMENT**

It Is Agreed between Gary and Delores Mancer of Madison County, Iowa, **Sellers**, and Sharon K. McCauley, Madison County, Iowa, **Buyer**:

That Sharon McCauley, agrees to purchase the following real estate situated in Madison County, East Peru, Iowa.

N 1/2 LOT 2 and ALL LOT 3 ODELL'S ADDITION in Madison County, East Peru, Iowa

The Purchase Price agreed upon is: *23,000 with*

- \$5,000.00 downpayment, due on or before November 30, 1995; and
- monthly payments of \$300.00 for five years (the time as mutually agreed upon between the Sellers and the Buyer). The first payment beginning on or before January 1, 1996 and payable thereafter on or before the first of every consecutive month for 60 consecutive payments, with the last payment due December 1, 2000.

All light fixtures, appliances, shades, rods, blinds, storm and screen doors and windows, attached linoleum, attached carpeting, water heater, TV antenna, pump jacks, shelving and any other attached fixtures or furniture contents as discussed between the Seller and the Buyer are a part of the real estate and are included as part of this Agreement.

Upon completion of the \$300.00 consecutive monthly payments for five years, the Seller agrees to provide the Buyer with a Deed and Abstract to the real estate property.

This is a legal and binding contract. If the Buyer fails to perform this Agreement in any respect, the Sellers may forfeit this Agreement and all payments made and improvements made on said premises will be forfeited.

X. *Gary Mancer* . . . . . **SELLERS**

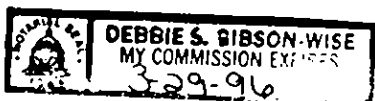
X. *Delores L. Mancer* . . . . .

*Sharon K. McCauley* . . . . . **BUYER**

Dated this . . . *27th* . . . . . day of, *November*. 1995

before me, the undersigned, a Notary Public in and for said County and said State, personally appeared Sharon K. McCauley to me known to be the identical persons named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

*Debbie S. Gibson-Wise* Notary Public in and for said Conty and State.



REC. *500*  
 FILE NO. 2571  
 BOOK 60 PAGE 797  
 96 MAR 22 PM 12: 50  
 MICHELLE UTSLER  
 RECORDER  
 MADISON COUNTY, IOWA

COMPUTER   
 RECORDED   
 COMPARED