

May 27 , 19 92

To FRANCES J. MONSON

The undersigned, hereby agree to purchase the property hereinafter described, to-wit:

SW 1/4 of the NE 1/4 and SE 1/4 of the NE 1/4, except 8.91 acres, Section 36, Township 76 N, Range 27, west of the 5th PM consisting of 71.9 acres all located in Madison County, Iowa.

subject, however, and on condition that the owner or owners thereof have a good, valid and merchantable title, in fee simple and will agree to furnish abstract of title down to date of sale, and convey said premises by good and sufficient warranty deed.

The undersigned agree to pay for same, (\$ 80,000.00 Eighty Thousand and no/100 Dollars,

on the following terms, to-wit:

\$40,000.00 to be paid at the time of the execution of this Agreement. The balance to be paid at time of closing which is to be within 10 days of the date the abstract of title is brought to date. Purchaser shall assume possession of the property upon payment of \$40,000.00 as provided herein.

COMPUTER

FILED NO. 2872

BOOK 130 PAGE 39

COMPARED

92 MAY 27 PH 3: 27

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

Fee \$10.00

All taxes for all prior years and including 19 91, and any special assessments to become due or delinquent before this offer is accepted shall be paid by seller .
Current taxes shall be paid as follows: to be prorated to date of closing

Said property to be delivered free and clear of all encumbrances, except as hereinabove otherwise stated.

If this proposition is accepted on or before the day of 19 the undersigned agree to close said purchase in accordance herewith and give possession on or before days after abstract of title has been furnished for examination. The undersigned agree to furnish the seller a written legal opinion showing defects, if any, in the title to the above described property. Rents, if any, are to be adjusted on and as of the day of closing. Purchaser agrees to pay the cost of a termite inspection of the house and attached structures, and Seller agrees to pay for any treatment or repair work found necessary. If not already installed, Seller agrees to install any smoke detectors required by law.

It is understood that all real estate brokers and/or salespersons involved in this transaction are agents of, and are representing, the Seller.

William C. Johnson, Purchaser
WILLIAM C. JOHNSON, Purchaser

Witness.....

Received from William C. Johnson, 19 the sum of (\$ 40,000.00 Forty Thousand and no/100-----Dollars, to apply on the purchase price of the above described property on the terms and conditions stated above. It is further agreed and understood that in case of any legal defects in the title which cannot be cured within a reasonable time after filing with us a written notice of such defect, the money hereby paid is to be refunded. In the event of the refusal or failure of the buyer to consummate the purchase, said deposit shall be retained as liquidated damages for failure to carry out said contract of sale as herein agreed to. This receipt is given and offer to purchase taken subject to approval and written acceptance by the owner on or before the day of 19 . In the event the offer is not so accepted, the money deposited shall be refunded.

By.....

The undersigned do hereby accept the foregoing proposition on the terms above stated, and agree to execute the conveyance upon the terms and conditions above set forth.

Frances J. Monson Seller
FRANCES J. MONSON Seller

STATE OF IOWA }
GUTHRIE County } ss.

On this 27th day of May, 1902, before me, the undersigned a Notary Public, duly commissioned and qualified for in said county, personally came WILLIAM C. JOHNSON and FRANCES J. MONSON

to me known to be the identical person or persons whose name is or names are affixed to the foregoing instrument and acknowledged the execution thereof to be his, her or their voluntary act and deed.

Witness my hand and Notarial Seal the day and year last above written.

Leonard Hartman Notary Public.

My Commission expires the 22 day of Sept, 1902



STATE OF _____ }
_____ County } ss.

On this _____ day of _____, 19____, before me, the undersigned a Notary Public, duly commissioned and qualified for in said county, personally came _____

to me known to be the identical person or persons whose name is or names are affixed to the foregoing instrument and acknowledged the execution thereof to be his, her or their voluntary act and deed.

Witness my hand and Notarial Seal the day and year last above written.

Notary Public.

My Commission expires the _____ day of _____, 19_____

