

This Agreement Made this 1 day of June A. D. 1992
 between Arloine Haskins of the
 County of Madison and State of Iowa party of the first part, and
Betty Moore
 of the County of Madison and State of Iowa of the second part is as follows:

First party agrees to sell second party, on the performance of the agreements of second party as hereinafter mentioned, all his right, title and interest in and to the real estate situated in the county of Madison and State of Iowa to-wit:

Lot 8 - Tax dist. 25 - St Charles Original
Town of St Charles, Southwest section of Lot 8
of the original Town of St Charles

for the sum of \$ 15,000 DOLLARS
 payable as hereinafter mentioned. And the second party in consideration of the premises hereby agrees to and with the first party to purchase all his right, title and interest in and to the real estate above described for the sum of _____ DOLLARS and to pay said sum therefor to first party, his heirs or assigns, as follows _____

_____ dollars, on the execution of this agreement and the balance of _____ Dollars as follows, to-wit:

\$ 175 - a month

COMPUTER
 Fee \$10.00
 Transfer \$5.00
 FILED NO: 656
56 210
 BOOK PAGE
 90 SEP 20 AM 8:07
 MARY E. WELTY
 RECORDER
 MADISON COUNTY, IOWA

with interest from date possession is given, at the rate of 10 per cent per annum on all such sums as shall remain unpaid till all is paid. First party to keep present insurance on said premises in force until possession is given. In the event a loss occurs, which is covered by insurance, second parties agree to accept the proceeds from said insurance in full settlement of said loss.

First party agrees to furnish abstract of title to the premises contracted showing good merchantable title clear of all taxes or liens of every character, subject to highways and to restrictions and easements of record, and except a mortgage if any on said property for \$ _____ to _____ which mortgage second parties assume and agrees to pay as part of the purchase price with all interest after _____ to which time first party agrees to pay same. When first party tenders to second party an abstract to said premises that second party will take same and examine it and return it to first party with all of his objections, if any, and that then first party shall have such reasonable time thereafter as is necessary, taking into consideration the nature and kind of objections made, to remedy and remove the same after which second party will accept said abstract without further objections; second party may retain out of the purchase price a reasonable sum of money sufficient to protect him against any default that first party might make relative to said abstract, but second party agrees to pay the balance of the purchase price in the manner stated in this contract. And it is agreed that the time of payment, possession and properly executed deed for said premises as hereinbefore specified is the essence of this contract. And in case second party fails to make said payments or any part thereof or to perform any of the covenants on his part hereby made and entered into, this contract shall be forfeited and determined, and second party shall forfeit all payments made by him on this contract, and first party shall have the right to re-enter and take possession of the premises aforesaid. But if such sums of money, except the amount, if any, retained because of the agreement as to the abstract are paid as aforesaid, the first party on receiving said money, will execute and deliver, at his own cost and expense, a Warranty Deed conveying title to said premises as above agreed.

This contract is to be performed at _____
 Said parties further agree, that if either party makes default in, or refuse or neglects to comply with the conditions hereof, such party shall forfeit to the party ready, willing and offering to comply herewith at the time and place agreed on the sum of _____ dollars, which sum may be recovered by an action hereon, with all (continued on reverse side)

attorneys fees and costs incident thereto as damages for the loss, expense, inconvenience and delay occasioned thereby and incident thereto only, and such damages shall not constitute nor be construed as a waiver of right to demand and enforce specific performance of this contract.

It is agreed that any action for damage as above specified shall be brought in the county wherein this contract is to be performed. Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number and as masculine or feminine gender, according to the context. Witness our hands the date first herein written.

Arloine Hoskins

Betty D. Moore 6/14/90

STATE OF IOWA,
Madison County,

SS:

On the 14th day of June A.D. 1990 before me personally appeared Arloine Hoskins and Betty D. Moore to me known to be the identical person or named in and who executed the foregoing instrument, and acknowledged that they executed the same as a voluntary act and deed for the purpose therein specified.

Charles Leo Adams

Notary Public in and for said County

REAL ESTATE CONTRACT

BETWEEN

AND

Betty Moore
114 South Cross
St Charles