



Document 2014 814

Book 2014 Page 814 Type 03 010 Pages 3

Date 4/09/2014 Time 1:31 PM

Rec Amt \$27.00 Aud Amt \$5.00

INDX

ANNO

SCAN

DOV# 116

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

CONTRACT

Type of Document

**PREPARER INFORMATION:** (name, address, phone number)

Douglas George  
1401 N 6th St. Unit 21  
JUDANOLA IA 50125  
515-681-1410

**TAXPAYER INFORMATION:** (name and mailing address)

BEN MORTENSEN  
3048 220th St  
ST CHARLES IA 50240

**RETURN DOCUMENT TO:** (name and mailing address)

BEN MORTENSEN  
3048 220th St  
ST CHARLES IA  
50240

**GRANTOR:** (name)

Douglas George

**GRANTEE:** (name)

BEN MORTENSEN

**LEGAL DESCRIPTION:** (if applicable)

See page: 2

**Document or instrument of associated documents previously recorded:**

(if applicable) N/A

# Offer to Purchase Real Estate

This OFFER is made on 7-4-13, by BEN MORTENSEN,  
Buyer, of 3048 220th St, City of St Charles,  
State of IA, who offers to purchase from Doug + Rose George,  
Owner, of 3048 220th St, City of ST CHARLES,  
State of IA, the following described real estate, located at \_\_\_\_\_  
3048 220th St, City of ST CHARLES,  
State of IA:

The North half ( $\frac{1}{2}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) of the Northwest  
Quarter ( $\frac{1}{4}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ) of Section Four (4)  
Township Seventy-Five (75) North, Range Twenty-Six (26) West  
of the 5th P.M. MADISON COUNTY, IOWA, INCLUDING ANY COUNTY ROAD  
Right-of-way

The following price is offered for the property: \$ 110,000<sup>00</sup>  
Escrow deposit paid to the Owner with this Offer: \$ 5,000<sup>00</sup>  
Further deposit to Owner upon signing of Sales Agreement: \$ \_\_\_\_\_  
Balance due at closing: \$ \_\_\_\_\_  
Total purchase price: \$ 110,000<sup>00</sup>

This Offer is conditioned on the following terms:

1. This Offer is conditional upon the Buyer being able to arrange a firm commitment for suitable financing on the following terms within ninety (90) days of acceptance of this Offer by the Owner:

Mortgage amount: 105,000<sup>00</sup>  
Term of Mortgage: 180 monthly payments  
Interest rate of Mortgage: 6.5% percent per annum

2. This Offer is conditional upon the Buyer obtaining a satisfactory termite report and upon a satisfactory inspection of the property by Buyer within ninety (90) days of acceptance of this Offer by the Owner.

3. Property will be sold free and clear of all encumbrances and with good and marketable title.

4. The parties agree to execute a standard Agreement to Sell Real Estate within ninety (90) days of acceptance of this Offer by the Owner.

5. The closing for this sale shall occur on or before 8-1-13, at 6 pm o'clock, at 3047 220th St, City of St Charles, State of IA.

6. Other terms: Contract sale of property  
No premitic for early pay off.

7. This Offer shall remain open until 6:00 pm o'clock, on 7-15-13.  
If not accepted by the Owner by this time, this Offer is rescinded and the deposit money shall be returned.

[Signature] Buyer's Signature  
[Signature] Owner's Signature  
Benjamin A. Mortensen Buyer's Printed Name  
Douglas L. George Owner's Printed Name  
Rose M George Owner's Printed Name

4-2-14 Date Signed  
4-2-14 Date Signed

State of Iowa  
County of Madison  
On this 2nd day of April, 2014 before me,  
Benjamin Alan Mortensen, Rose Marie George, Douglas Leo  
George the undersigned notary public, personally  
appeared. [Signature]  
4-2-14

