

H. A. Monson)
to (Affidavit
The Public)

#420 Fee \$1.00 ✓

Filed for record the 26th day of February A.D. 1926
at 2:59 o'clock P.M.
Gladys B. DeVault, Recorder.
Paul Lucas, Deputy.

STATE OF IOWA, COUNTY OF POLK, SS: H.A.MONSON, being first duly sworn, on oath deposes and says that he now is and has been for many years Manager of the Standard Oil Company, an Indiana Corporation, with offices at Des Moines, Iowa, and by reason thereof knows the facts hereinafter set forth.

Affiant says that on January 13, 1926, W.C.Krabiel and Mary L. Krabiel, his wife, gave to the Standard Oil Company, an option to purchase Lot one (1) in Block four (4) West Addition to Winterset, in the County of Madison and State of Iowa, copy of which option is attached hereto and marked "A".

Affiant further says that on January 28, 1926, notice of the exercise of the aforesaid option by said Standard Oil Company was served in writing by depositing same in the United States Mail addressed to the said W.C.Krabiel and Mary L. Krabiel, his wife, copy of which letter of acceptance is hereto attached and marked "B".

Affiant further says that the copies of the option and acceptance thereof which are hereto attached, are true and correct copies of the original option and acceptance.

This affidavit is intended to give notice to all whom it may concern of the rights of the Standard Oil Company in and to the lands described in and referred to in said option and acceptance.

Further affiant sayeth not.

H.A.Monson.

Subscribed and sworn to before me this 25th day of February, 1926.

My commission expires July 4, 1927.

L. A. Dunker
Notary Public.

NOTARIAL
SEAL

"A" OPTION TO PURCHASE REAL ESTATE

IN CONSIDERATION, of the sum of \$1.00, receipt of which is hereby acknowledged, Clyde Krabiel of Winterset, Iowa, hereinafter called the vendor does hereby grant to STANDARD OIL COMPANY, an Indiana corporation, the option of purchasing the following described property, situated in the County of Madison and State of Iowa, to-wit:

Lot One (1) Block Four (4), West Addition to Winterset, having frontage of 66 feet on Court Avenue, and a frontage of 132 feet on Fourth Street, at any time between the date hereof and January 28th, 1926, for the sum of forty five hundred and no/100 (\$4,500.00) Dollars, and Mary Krabiel, wife of said vendor, joins in this option, and agrees in the event of the exercise of this option by said Standard Oil Company, to join said vendor in the execution of a proper deed of conveyance, and the said vendor agrees that in the event this option is exercised, he will convey a merchantable title to said real estate, by good and sufficient warranty deed, with release of dower, homestead, or other rights of his wife, and free from all incumbrances whatsoever, and will furnish a merchantable Abstract, showing a merchantable title to said land in said vendor, free from all liens and incumbrances, brought down to date of conveyance.

Provided, however, that if said Standard Oil Company is unable to obtain an ordinance or permit from the proper authorities to conduct its business upon said premises, or if such ordinance or permit, if obtained, shall be revoked prior to the consummation of the purchase of the said premises, this option may at the election of said Standard Oil Company, become null and void and said Standard Oil Company shall be relieved of all liability thereunder.

Notice of the Exercise of this option by said Standard Oil Company shall be served in writing, and may be made by depositing same in the United States mail addressed to said vendor, at any time within the life of this option, or of any extension or extensions thereof made by said vendor.

Miscellaneous Record, No. 20, Madison County, Iowa.

WITNESS our hands and seals this 13th day of January 1926.

WITNESS:
J.E. Shackelford

W.C. Krabiell (SEAL)
Mary L. Krabiell (SEAL)

"B" REAL ESTATE -4TH ST., & COURT AVENUE, WINTERSET, IOWA.

Jan. 28, 1926.
M.

Mr. W.C. Krabiell, and Mary L. Krabiell, his wife, Winterset, Iowa.

This company hereby notifies you of its acceptance of, and intention to exercise, the option given it by you under date of January 13th, 1926, to purchase the following described premises, situated in the County of Madison and State of Iowa, to-wit:

Lot One (1) Block Four (4) West Addition to Winterset,
subject to the conditions outlined in said option.

Yours truly,
STANDARD OIL COMPANY (INDIANA),
By H.A. Monson,
Manager

Registered Mail.