

Mortgage Record No. 94, Madison County, Iowa

W. T. Guiher

#2160

To

Fee \$.50

Filed for record the 5 day of
May A.D. 1942 at 10:48 o'clock
A.M.
Pearl E. Shetterly, Recorder

T.J. & Florence L. Allen

A G R E E M E N T

THIS AGREEMENT made and entered into this 15th day of December, A.D. 1941, by and between W. T. Guiher, Party of the First Part and Thomas J. Allen and Florence L. Allen, Parties of the Second part, WITNESSETH:

That the Parties aforesaid have agreed and do hereby agree as follows:

That of date, December 10, 1941, said Parties entered into a written contract under which First Party sold to Second Parties the following described real estate, to-wit:

The Northeast fractional Quarter (NE frl. $\frac{1}{4}$) of Section Three (3) and the Northwest fractional Quarter (NW frl. $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section Two (2) all in Township Seventy-seven (77) North, of Range Twenty-six (26) West of the 5th P.M., containing 196.88 acres according to Government survey,

to be as free and clear of encumbrance on January 1st, 1942; and to furnish an abstract of title exhibiting that a conveyance from First Party to Second Party would pass a marketable title; and

That as of this date, First Party has conveyed the real estate to Second Parties and Second Parties have executed mortgages for the whole of the consideration and there is one note for the principal sum of \$2695.00 due March 1st, 1952;

That the said note for \$2695.00 is to be held by the Union State Bank of Winterset, Iowa, to indemnify Second Parties of all loss that they may sustain by reason of First Party not having furnished said abstract, including payment of the taxes that are a lien on January 1st, 1942; and when First Party completes his uncompleted part of the contract, the said note ^{is to} be delivered by said Trustee to W. T. Guiher

This contract is made in triplicate. One copy to be held by First Party; one copy to be held by Second Party and one copy to be held by said Trustee.

W. T. Guiher
First Party
T J Allen
Florence L. Allen
Second Parties

Received above note Dec 15, 1941
Union State Bank
By H L Paull, Cashier

COMPARED