

Madison County, Iowa

Madison County, Iowa

#1965

Filed for record the 21 day of
March A.D.1941 at 3:20 o'clock
P.M.

To

No Fee

Pearl E. Shetterly, Recorder
Wilma M.Wade, Deputy

William J.Low, et al

OFFER TO PURCHASE REAL ESTATE

WINTERSET, IOWA, March 20, 1941

TO..... THE BOARD OF SUPERVISORS OF MADISON COUNTY, IOWA:

The undersigned hereby offer to purchase the following described real estate, to-wit:

The East Sixty Six feet of Lot Eight (8) in Hutchings Addition to the
City of Winterset, Madison County, Iowa,

and to pay therefor the sum of \$236.90, payable as follows: \$36.90 cash with this offer and
the balance of \$10.00 per month payable on the 15th day of each month hereafter, that is,
commencing on April 15, 1941, and continuing until fully paid, with interest at 7% per annum
on all amounts remaining unpaid from and after the date of this offer.

You are to furnish a quit claim deed to the undersigned at the time the entire purchase
is paid.

The Party of the first Part agrees to pay the 1940 taxes, payable in 1941.

In the event that the undersigned fail, neglect or refuse to pay the payments of \$10.00
per month promptly when due, then upon service of thirty days' notice of forfeiture in the
manner and form prescribed by law, this contract shall be forfeited and shall be of no further
force and effect, and all of the rights of the undersigned in and to said real estate and in
and to any payments made under the terms of this contract shall be terminated and forfeited
and of no further force and effect, and Madison County shall retain all payments made under
the terms of this offer as liquidated damages on account of purchasers' breach of contract.

Madison County is not to furnish any abstract of title to said real estate.

All sums of money to be paid under the terms of this offer are to be paid at the office
of the County Auditor of Madison County, Iowa. The purchasers reserve the right to pay
\$10.00, or any multiple thereof, on the 15th day of any month after the date of this contract.
No deed is to issue until the purchase price is fully paid.

Purchasers are to keep buildings on premises insured, with insurance clause in favor
of Madison County, Iowa, and the policy of insurance is to be held by the County Auditor until
this contract is fully paid, and in the event of a loss on said premises which is covered by
insurance, the proceeds of the insurance are to be paid to Madison County, Iowa, who may, at
its option, apply said proceeds toward the replacement of the damage or loss or apply said
proceeds toward the payment of the unpaid balance due under this offer.

Second parties agree to pay all taxes and special assessments which may be hereafter
levied against said property, promptly and before they become delinquent, and in the event the
purchasers fail to do so, Madison County, Iowa, may, at its option, cause this contract to be
forfeited in the manner and form prescribed by law.

In the event that this offer is accepted by Madison County, Iowa, it shall become a
valid and binding contract. Purchasers agree to move a one room house and a brooder house
on to said premises, and in the event that purchasers fail to comply with the terms and con-
ditions of this contract and the same is forfeited, purchasers reserve the right to move
said one room house and brooder house from said premises.

William J Low
Truie L.Low.
Purchasers' Signatures

The foregoing offer is accepted this 20th day of March, A.D.1941.

Madison County, Iowa
By Erwin M Howell
Chas.Breeding.
C H Hochstetler
Members of the Board of Supervisors of
Madison County, Iowa.

COMPARED