

Town Lot Deed Record, No. 30

Thos & Rita McLaughlin	#6452	Filed for record the 24 day of
To	Fee \$.90 ✓	December A.D. 1941 at 8:00 o'clock
Carlos L. & Virginia Coffin		A.M.
		Pearl E. Shetterly, Recorder

LAND CONTRACT

THIS AGREEMENT Made this 9th day of July A.D. 1941 between L. Thomas McLaughlin and Rita McLaughlin of the County of Vanderburg and State of Indiana party of the first part, and Carlos L. Coffin and Virginia Coffin 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 fourteen (14) in Block ten (10) of the lriginal town of West St. Charles, (Now called Hanley), Madison County Iowa, and the North five (5) acres of the Northeast Quarter ($\frac{1}{4}$) of the Southwest Quarter of the Northeast Quarter of Section Twenty-two (22) in Township Seventy-five (75) North, of Range Twenty-six (26) West of the — P.M. Madison County, Iowa.

Madison County, Iowa

for the sum of Twelve Hundred Fifty & No/100 DOLLARS payable as hereinafter mentioned. and the said 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 Twelve Hundred Fifty & No/100 DOLLARS, and to pay said sum therefore to first party, his heirs or assigns, as follows: Fifteen & No/100 Dollars, on the execution of this agreement, and the balance of Twelve Hundred Thirty-five & No/100 Dollars as follows, to-wit: Ten Dollars (\$10.00) on the 1st day of September 1941 and Ten Dollars (\$10.00) on the first day of each month thereafter until the sum of Twelve Hundred Thirty-five Dollars (\$1235.00) shall have been paid. The interest rate is 4% per annum. The interest to be paid each month on all unpaid balances. with interest from date possession is given, at the rate of 4% per cent per annum on all such sums as shall remain unpaid till all is paid. First party agrees to deliver said premises with all improvements thereon, on final settlement, under this contract in as good condition as the same are in at the present time, ordinary use and wear excepted. 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 save only a loan on said property for \$.....to..... which loan second party is to assume payment of in the deed to be made hereⁱⁿunder with all interest thereon after March 1st, 19... to which time first party agrees to pay the same, and 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 the 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 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.

And it is agreed that any action for damages as above specified shall be brought in the county of the residence of the party not in default. Witness our hands the date first herein written.

Thos McLaughlin
Carlos L. Coffin

Rita McLaughlin
Virginia Coffin

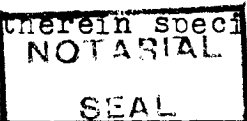
STATE OF IOWA, Madison County)ss.

On this 4th day of August A.D. 1941, before me personally appeared Carlos L Coffin and Virginia Coffin to me known to be the identical persons named in and who executed the fore-

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J. H. WELCH PRtg. CO., DES MOINES 1896

going instrument and acknowledged that they executed the same as their voluntary act and deed for the purpose therein specified.



H A Mueller Notary Public
in and for said County.