

Madison County, Iowa

G. J. Blair	#2732	Filed for record the 25 day of June
To	Fee \$.90	A.D. 1942 at 4:35 o'clock P.M.
William M. Bass et al		Pearl E. Shetterly, Recorder

A G R E E M E N T

THIS ARTICLE OF AGREEMENT made and entered into by and between G. J. Blair of Madison County, Iowa, Party of the First Part, and William M. Bass and Marjorie Bass, of Madison County, Iowa, Parties of the Second Part, WITNESSETH:

That for and in consideration of the sum of Twenty-five Hundred & no/100 (\$2500.00) Dollars, the Party of the First Part hereby agrees to sell to the Parties of the Second Part

Town Lot Deed Record, No. 30

J. H. WELCH PRtg. CO., DES MOINES 7896

the following described premises, situated in the County of Madison and State of Iowa, to-wit:

Lot Three (3), in Block Eighteen (18), of West Addition to the
Town of Winterset, Iowa,

and the Parties of the Second Part hereby agree to purchase said premises, and pay therefor
the sum of Twenty-five Hundred & no/100 (\$2500.00) Dollars, in the manner following, to-wit:

\$50.00 on the 30th day of March 1942, \$50.00 on the 30th day of September 1942, and
\$50.00 on March 30th and September 30th of each year until the full amount of the purchase
price, the sum of \$2500.00, is paid.

It is further understood and agreed that all deferred payments draw interest at the rate
of 5% per annum.

It is further understood and agreed that Second Parties are to keep all taxes and assess-
ments, and special improvement assessments against said property paid before they become /
delinquent.

It is further understood and agreed that said Parties of the Second Part are to keep
the buildings on said premises insured for fire, lightning and windstorm, in some reputable
insurance company, in favor of the First Party. In case of loss said loss is to be paid by
the Second Party and applied on this contract.

It is further understood and agreed that the Party of the First Part will convey said
premises to the Parties of the Second Part by good and sufficient Warranty Deed of conveyance
upon the final payment of the said purchase price, to-wit: the sum of \$2500.00, and interest
as above stated.

It is further understood and agreed that Second Parties are accepting the abstract of
title from the First Party in the same condition as it now is, without any further continu-
ation thereto.

It is further understood and agreed that time is the essence and important part of this
contract, and should Second Parties fail to carry out any of the terms hereof, First Party
has the right to declare a forfeiture thereof under the laws of the State of Iowa.

It is further understood and agreed that the option is hereby given the Second Parties
to pay any or all of the purchase price, at any time they so desire, at which time said
First Party agrees to convey said premises to Second Party by Warranty Deed, as aforesaid.

WITNESS OUR HANDS this 30th day of September A.D. 1941.

G J Blair
Party of the First Part
William M. Bass
Marjorie Bass
Parties of the Second Part

STATE OF IOWA, Madison County,)ss.

On this 30th day of September A.D., 1941, before/^{me} personally appeared William M. Bass,

Marjorie Bass, and G.J. Blair, to me known to be identical persons named in and who executed
the foregoing instrument, and acknowledged that they executed the same as their voluntary
act and deed.

Dorothy D. Longenecker
Notary Public in and for said County.