

Madison County, Iowa

Rose C. Shellenberger

#3415

Filed for record the 5 day of September
A.D. 1942 at 2:40 o'clock P.M.To
George W. Kinnaird

Fee \$.60

Pearl E. Shetterly, Recorder

Contract for sale of Real Estate

This Contract made and entered into this 3rd day of September 1940, by and between Rose C. Shellenberger, of Paris, Illinois, party of the first part and George W. Kinnaird, of Patterson Iowa, party of the second part, in consideration of Four Hundred Fifty Dollars payable as herein-after provided for, said party of the first part hereby agrees to sell to the party of the second part and the party of the second part hereby agrees to purchase from the party of the first part, the following described premises situated in the town of Patterson Iowa and known as the Hiram Phillips property and described as follows:-

Lot five in block six in the Original Town of Patterson Iowa

The said second party agrees to pay for said property as follows:-

One Hundred Fifty dollars on the execution of this contract the receipt of which said first party hereby acknowledges, and the balance of Three Hundred Dollars to be paid as follows, One Hundred Dollars on the first day of Sept 1941, One Hundred Dollars on the first day of Sept 1942 and One Hundred Dollars on the first day of Sept 1943. Said deferred payments are to draw interest at 6% per annum from Sept first 1940 until paid.

Upon the completion of the deferred payments above described said first party agrees to deliver title to said property to said second party by Warranty Deed and to deliver to said second party abstract of title to said property.

Possession to said property is to be given to said second party upon execution of this / ^{contract.}

Said second party assumes payment of all taxes due on and after January 1941 and is to keep property insured in some reputable insurance company or association in an amount to cover any and all deferred payments herein provided for until said deferred payments have been made in full. Said first party is to transfer to said second party the insurance policy now in force on said property and said second party is to pay the pro rate premium on said policy for the unexpired term thereof.

Signed this 3rd day of September 1940.

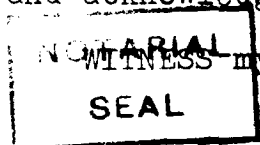
Rose C. Shellenberger
George W Kinnaird

Town Lot Deed Record, No. 30

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

State of Iowa, Madison County, ss.

On the 3rd day of September A.D. 1940, before the undersigned, a Notary Public in and for said County, came Rose C. Shellenberger and George Kinnaird to me personally known to be the identical persons whose name as are subscribed to the foregoing contract as maker thereof, and acknowledged the execution of the same to be their voluntary act and deed.



WITNESS my hand and Notarial Seal, the day and year last above written.

J W McKee Notary Public
in and for Madison County, Iowa.

9/1/41	100. Pd Princ	9/. 42 \$100 Pd Prin
9/1/41	18 Int Pd	9/. 42 12 Interest