

This contract, in duplicate, made and entered into this 15th day of December, 1941, by

Deed Record, No. 78, Madison County, Iowa

ACRES-BLACKMAR CO., BURLINGTON, 23057

and between Clark Jones of the county of Polk and State of Iowa, party of the first part, and Adah Haas By Leonard Haas and Erling B. Hanson of the county of Adair and State of Iowa, parties of the second part, WITNESSETH:

That first party hereby promises and agrees to sell, and second parties promise and agree to buy the following described land, situated in Madison county, Iowa, to-wit:

The east half of the northeast quarter and the northeast quarter of the south-east quarter of section 22; and the southwest quarter of the southwest quarter, the east half of the southwest quarter, the west half of the southeast quarter and the northeast quarter of the southeast quarter of section 23; and the north-west quarter of the northeast quarter of section 26, all in township seventy-six (76) north, range twenty-six (26) west of the 5th P.M., Iowa, containing 400 acres more or less according to Government survey thereof,

for the sum of fourteen thousand and no/100 (\$14,000) dollars, of which the sum of five hundred and no/100 (\$500) dollars shall be paid upon the execution of this contract, the receipt of which is hereby acknowledged; \$500.00 cash on February 1, 1942; \$1500.00 by second parties executing, joined in by wife, two promissory notes each for \$750.00, one due July 1, 1942, and one due September 1, 1942, bearing 6% interest from March 1, 1942, secured by chattle mortgage covering 42 head of white face four year old cows, 1 white face four year old bull, and 25 head of mixed sows, together with all increase, now kept on farm occupied by second parties, viz: E $\frac{1}{2}$ SW $\frac{1}{4}$ & W $\frac{1}{2}$ SE $\frac{1}{4}$ 32-76-30 & W $\frac{1}{2}$ NW $\frac{1}{4}$ Sec. 5-76-30, Adair County, Iowa, and which live stock is to be moved to and kept on first above described land; and assume \$10000.00 in favor of the Penn Mutual Life Insurance Company, running fifteen years, bearing 4% interest, with an annual payment of \$500.00; and, pay to party of the first part or his assigns, \$1500.00 to be due as follows: \$300.00 on the 1st day of March, 1, 1943, 1944, 1945, 1946 & 1947 together with 4% interest from March 1, 1942, when possession is given and above chattle mortgage and notes are to be executed.

Second parties agree to assume and pay 1941 taxes payable in 1942, also pay 4% interest to Penn Mutual Life Ins. Co., on \$12000 from August 1, 1941, to March 1, 1942, which taxes and interest is to be deducted from the payment of \$1500 last above mentioned.

First party agrees to deliver said premises with all improvements thereon, on final settlement, ordinary use and wear excepted; and agrees to furnish abstract of title showing good merchantable title clear of all encumbrance, except as above set forth.

This contract to be complied with at the office of Frank L. Jones, Winterset, Iowa.

If second parties fail to make said payments or any part thereof this contract shall be forfeited and together with all payments made by them on this contract and first party shall have the right to re-enter and take possession of said premises

Second parties agree to keep the buildings on said premises insurance in their insurable value, in a reputable company, against loss from fire, lightning and windstorm, with loss payable to first party and the Penn Mutual Life Insurance Company.

Clark Jones
By G. M. Jones Agent
Adah Haas
By Leonard Haas
Erling B. Hanson
By (Dorothy Hanson

IT IS AGREED by party of the first part that upon settlement of this contract on or before March 1, 1942, and second parties herein have performed the agreements contained therein on their part, viz: made payment due first party February 1, 1942 of \$500; executed the two notes of \$750 each due July 1, 1942 and September 1, 1942, respectively, together with the execution and delivery of the chattle mortgage provided therein, and made the payment of interest on the mortgage provided therein, and made the payment of interest on the \$12,000 to the Penn Mutual Life Insurance Company to March 1, 1942, as provided herein, that first party will execute a good and sufficient warranty deed properly conveying the land described herein to second parties free/^{and clear} of all encumbrance, except as stated herein, which deed is to be placed in escrow

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with this contract to be delivered to second parties, their heirs or assigns, upon final settlement of this contract and full payment of the purchase price thereof. COMPARED
