

Deed Record, No. 78, Madison County, Iowa

The Union Central Life
Ins. Co.

#2632

Filed for record the 15 day of June
A.D. 1942 at 2:30 o'clock P.M.

To

Fee \$.50 ✓

Pearl E. Shetterly, Recorder

Oren W. Satterlee

AGREEMENT TO PURCHASE

Oren W. Satterlee (Single) Winterset, Iowa RFD agree to purchase from The Union Central
(Name) (Address)
Life Insurance Company, Cincinnati, Ohio, the real estate known as Number 24,144 Name Bennett
in the County of Madison, State of Iowa, described as:

SE $\frac{1}{4}$ NE $\frac{1}{4}$ and East 60 acres of E $\frac{1}{2}$ SE $\frac{1}{4}$ of Section #24-Twp. 75 N-Rge 27 West
containing 100 acres, more or less.

Excepting and reserving an undivided one-half interest in all oil, gas, and other minerals
and leases thereof, with the rights of mining, drilling and exploring said land for oil, gas
and other minerals, and removing them therefrom, and all rights convenient for such purposes.

Subject to restrictions of record, leases, contracts, tenancies or rights of parties in
possession, rights of redemption, approval of title in the Company, rights of way, options
to purchase, public roads and easements in regard to, on, over, under or across said land, and
pay therefor: Sale Price \$4000.00 Earnest Money Herewith \$100.00
Balance Down Payment on 2-15-1942 \$300 11-1-1942 \$100
Balance Purchase Price \$3500.00 Payable as follows: \$213.19 on March 1st, 1943 and a
like amount on the same day of each succeeding year to and including March 1st, 1956 and
\$1963.19 on March 1st, 1957 Interest at 3 $\frac{1}{2}$ % from March 1st, 1942. Sale Plan No. 105

Issue Contract of Purchase to: Oren W. Satterlee or Issue Special Warranty Deed to: Oren W.
Satterlee When 30% paid on purchase price.

I agree to pay: (A) All recording expense. (B) Registration fee or tax on the security
instrument. (C) Abstracting expense necessary to show the security instrument a first and valid
lien. I will give an annual crop mortgage on $\frac{1}{2}$ crops until 30% is paid on prin. The Company
reserves rentals for the year 1941.

I am to have the right of possession as soon after March 1st, 1942, as secured by the Company.
I assume and agree to pay all taxes 1942 taxes and assessments of any kind or any installments
thereof payable in March, 1943, and thereafter. Taxes or any installments thereof shall be

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ACRES-BLACKMAR CO., BURLINGTON, 23097

deemed as payable on the last day on which payment can be made without penalty or interest.

Commencing March 1st, 1942, I will maintain the premises and deliver to the Company satisfactory insurance policies covering the buildings.

Should I fail to complete this purchase by paying the required cash and executing the necessary papers, the Company at its option may cancel this Agreement by notice mailed to me at the above address and retain all payments as liquidated damages, or apply the same on the purchase price and enforce this Agreement.

No understandings, representations, or promises, except as above will be recognized.

Executed in duplicate this 2nd day of February, 1942.

Witnessed: A. L. Janss COMPARE Oren W. Satterlee