

AGREEMENT FOR SALE OF REAL ESTATE

This Agreement made this 27th day of December, 1973, by and between Ray O. Fagerquist and Mirtie Fagerquist, husband and wife, hereinafter called the sellers, and Robert L. Kuhr and Barbara A. Kuhr, husband and wife, as joint tenants, hereinafter called the buyers, WITNESSES:

Said sellers agree to sell and convey to said buyers Tax Lots Three and Four (3 and 4) in Section Seventeen (17), Township Seventeen (17) North, Range Ten (10) East of the Sixth Principal Meridian in Washington County, Nebraska, containing 28.91 acres more or less, and said buyers agree to purchase said property on the following terms and conditions to-wit:

The purchase price therefor is agreed to be the sum of \$28,000.00, of which \$2,800.00 has been paid, receipt thereof being hereby acknowledged by said sellers, \$5,320.00 will be paid on December 27, 1973, the date possession of said premises is to be given said buyers, the balance of \$19,880.00 will be payable in annual payments of \$3,976.00 plus interest on the unpaid principal balance at the rate of 7 per cent per annum, said principal and interest payments to be made on the 27th day of December of each year, commencing December 27, 1974. The buyers are to have the option of paying off the entire principal balance three (3) years from date.

As a consideration for this agreement, said sellers will deed to said buyers on December 27, 1973, said Tax Lot Three (3) in Section Seventeen (17), Township Seventeen (17) North, Range Ten (10), East of the Sixth Principal Meridian in Washington County, Nebraska. Said sellers have also contemporaneously with the execution of this contract executed a deed to said Tax Lot Four (4) in

Section Seventeen (17), Township Seventeen (17) North, Range Ten (10), East of the Sixth Principal Meridian in Washington County, Nebraska, which said deed has been deposited in escrow with the Arlington State Bank, Arlington, Nebraska, and will be delivered by said Bank to said buyers upon the completion of the payments provided for by this contract. Said sellers will also furnish to said buyers an abstract of title to said premises showing good and fee simple title in them for conveyance to said buyers.

Said sellers shall cause the 1973 and all prior general real estate taxes and special assessments, if any, against said property to be paid in full, and said buyers will cause the 1974 and all subsequent general real estate taxes and special assessments, if any, against said property to be paid in full.

In the event of the failure of the buyers to make the payments provided for by this contract for a period of 60 days or longer after same become due, said sellers may, at their option, declare this contract null and void and in such event all amounts paid hereunder shall be considered rent and forfeited to the sellers and in such event said buyers will give immediate and peaceable possession of said premises to said sellers.

This agreement executed in duplicate at Blair, Nebraska, the date first aforesaid shall be binding upon the heirs, assigns and personal representatives of all parties hereto.

<u>Ray O. Fagerquist</u>	
Ray O. Fagerquist	Seller
<u>Mirtie Fagerquist</u>	
Mirtie Fagerquist	Seller
<u>Robert L. Kuhr</u>	
Robert L. Kuhr,	Buyer

OFFICES OF
O'HANLON & MARTIN
LAWYERS
BLAIR, NEBRASKA

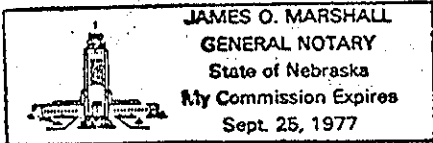
Barbara A. Kuhr
Barbara A. Kuhr, Buyer

STATE OF NEBRASKA)
) :ss:
WASHINGTON COUNTY)

On this 27th day of December, 1973, before me, the undersigned a Notary Public, duly commissioned and qualified for in said County, personally came Ray O. Fagerquist and Mirtie Fagerquist, husband and wife, Sellers, and Robert L. Kuhr and Barbara A. Kuhr, husband and wife, Buyers, to me known to be the identical persons whose names are affixed to the foregoing Agreement and acknowledged the execution thereof to be their voluntary act and deed.

WITNESS my hand and Notarial Seal the day and year

last above written.



James O. Marshall
Notary Public

My Commission expires:

Sept. 25, 1977

ACCEPTANCE OF ESCROW

The undersigned Arlington State Bank of Arlington, Nebraska, agrees to act as Escrow Agents under the terms of the foregoing Agreement.

ARLINGTON STATE BANK

BY [Signature]

State of Nebraska }
County of Washington } SS 2034
Entered in Numerical Index and filed for record
this 27th day of December
A. D., 1973 at 2:35 o'clock P. M.
and recorded in book 101 at page 727-729
Charlotte L. Petersen
County Clerk
Elizabeth M. [Signature] Deputy

OFFICES OF
O'HANLON & MARTIN
LAWYERS
BLAIR, NEBRASKA

FILED

1973 DEC 27 PM 2:35

CHARLOTTE L. PETERSEN
WASHINGTON COUNTY CLERK
BLAIR, NEBR.