

State of Nebraska  
Richardson County

Filed for record in the Register of Deeds  
office the 22 day of Aug, 2015  
at 3:00 o'clock P m recorded in  
Book 70 Page 609

May L. Eckhoff  
Register of Deeds  
Robert A. Sullivan  
Deputy

**Register of Deeds**

**File Against**

**32-3-13 38.08A PT SE1/4  
NW1/4 & PT NE1/4 SW1/4**

**71443 631 Blvd, Humboldt  
NE 68376**

**Return to Robert Spencer  
Jr**

610

LAND CONTRACT

Between  
Reed and Janet Olsen AND Robert E Spencer JR.

Lease purchase agreement, for 71443 631 blvd  
Humboldt Nebraska 68376

This is a gentleman's agreement for the lease purchase of the home at Humboldt Nebraska between Reed and Janet Olsen, and Robert E. Spencer jr. Dated this first day of the third month of 2015.

There is a five day waiver time for rent payment. This agreement will be void if not paid on or by the 5th of each month.

Home sale price is 60,000 annual taxes are 2,475.00 which is to be paid out of payments first. then the left over 4,725 is applied to principal  
This parcel includes the house small galvanized shed and lots north of the drive to 40 feet of the horse arena/ stable roughly 3 achres.

payments are to be paid to the auburn union bank, on the first of each month. exception of a five day grace period, for the amount of 600.00 dollars  
That sum will be held to pay the taxes and principal of agreement. the estimated pay off time is 13 years.


In the event of our death, payment continues to the bank in the account of Alexis Parker or remaining heirs.

This property is selling as is. seller is not responsible for repairs of or replacement of appliances, furnace/ ac units, septic system or Deterioration of the Property.

The buyer "Robert E Spencer JR." agrees to maintain the property, includes mowing weeds and keep property clear of junk cars etc, Hes allowed to have animals of his choosing.

There is no restriction on Number of people he may have to share the dwelling with him. However as it is a rent to own, He is not allowed to sublet the house or property.  
He is responsible for paying the utilities

Buyer has the right to terminate this agreement, converting all payments to rent. Buyer agrees to giving seller a 30 day notice.

  
Reed Olsen Janet Olsen Robert E Spencer JR.

Signed this 5th day of March the third month of 2015 year of our lord. This is a legal and binding gentlemen's agreement Between The Olsen's and The Spencer's.

STATE OF NEBRASKA )  
COUNTY OF Nebraska ) ss

On this 5<sup>th</sup> day of March, 2015, before me, the undersigned notary public, duly commissioned and qualified in and for said county, personally came Reed Olsen + Janet Olsen, personally known to me to be the identical person(s) who signed the above and foregoing instrument and acknowledged the execution of the same to be his/her/their voluntary act and deed.

WITNESS my hand and seal the day and year last above written.

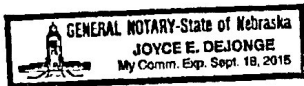


Joyce E DeJonge  
Notary Public

STATE OF NEBRASKA )  
COUNTY OF Nebraska ) ss

On this 5<sup>th</sup> day of March, 2015, before me, the undersigned notary public, duly commissioned and qualified in and for said county, personally came Robert E Spencer, Jr., personally known to me to be the identical person(s) who signed the above and foregoing instrument and acknowledged the execution of the same to be his/her/their voluntary act and deed.

WITNESS my hand and seal the day and year last above written.



Joyce E DeJonge  
Notary Public