

76- 005566

ARTICLES OF AGREEMENT: Made this June 19, 1974, between Indian Acres Land Development Co., Inc., party of the first part, and Dewey M. Neel and Sandra F. Neel, his wife, parties of the second part,

WITNESSETH, that the said parties of the first part, hereinafter this day bargained and sold to the said parties of the second part the following described real estate, situated in the County of Hall and State of Nebraska to-wit: Lot Seven (7), Block Six (6), Dale Roush Second Subdivision to Hall County, Nebraska

according to the recorded plat thereof for the sum of Three Thousand Six Hundred Eighty-five and no/100 ----(\$3,685.00) DOLLARS, Three Hundred (\$300.00) -----Dollars of which has been paid in hand, the receipt whereof is hereby acknowledged. The remaining principal with accrued interest at the rate of nine (9) per cent per annum, shall be paid to the party of the first party, 7625 Camelback, Apt. 129A, Scottsdale, Arizona 85258

the times and in the manner following, that is to say: \$300.00 down and the balance of \$3,385.00 with nine (9) per cent per annum payable at \$35.00 per month, including interest, until the balance is paid in full. The first payment is due on August 1, 1973, and the remaining payments are payable on the first of each month thereafter until paid in full.

In addition, second parties agree to pay to first party the sum of \$12.52 as a prorate of 1973 real estate taxes on such property which have already been paid by first party.

Now, if the said parties of the second part shall pay the sum as above set forth, time being the essence of this contract, and shall pay all taxes and assessments whether mortgage note, special or general, which may become due on said real estate for the year 1974, and thereafter until the above payments are all made, then said parties of the first part shall at his own cost, execute and deliver to the said parties of the second part, or their assigns upon surrender of this contract, a warranty deed to the above described premises.

AND IT IS FURTHER AGREED that in case any payment, either of principal or interest, remaining unpaid for a space of thirty days after the same shall become due, or a failure to pay any taxes or assessments, at the time the same become due, then in that case, the whole amount unpaid on this contract shall become due and payable without further notice; and such delinquency in payment, or the failure in other respects by the parties of the second part to perform the stipulations of this contract, or any part of them, shall entitle the party of the first part to immediate possession of the premises described herein, and the parties of the second part shall forfeit all payments made under this contract.

This contract shall be in duplicate, one copy of which shall remain with each party to this contract. When any payment is made on this contract, the person paying the same take a duplicate receipt therefor from the party hereto or its assigns.

IN WITNESS WHEREOF the parties have hereunto set their hand the day and year first above written. INDIAN ACRES LAND DEVELOPMENT CO., INC.

In Presence of

By Dale Roush, President  
Dewey M. Neel and Sandra F. Neel, his wife

Purchasers when making payment will forward this contract to the office of contract will be returned properly endorsed.

5874 RV-2

Entered as Document No.

76-005566

Grantor FM  
Grantee AM  
Numerical 18  
2 3 4

STATE OF NEBRASKA ) SS  
COUNTY OF HALL )

76 SEP 30 AM 10 20

*J. A. ...*  
REG. OF DEEDS

The document filed  
is a copy. Signatures  
are ~~not~~ original.  
DATE 9-30-76 INITIALS FM

G. I. ABSTRACT