

The purchasers shall be allowed to take possession of the premises immediately. The Seller agrees to deliver to the Purchasers a good fee simple warranty deed to the said property when the Purchasers have paid the Seller in full under the terms of this Bond for Title. Taxes for the current year shall be pro-rated and thereafter Purchasers shall pay all property taxes and any assessments.

In the event the Purchasers should fail to make the payments as provided herein or breach any other provision of this Agreement, then the Seller will have the right to declare the entire balance due and payable and enforce compliance or to cancel this Bond for Title and retain all sums paid as liquidated damages and treat the Purchasers as tenants holding over after notice or to use any other remedy available at law or in equity.

The Purchasers shall be entitled to peaceful possession of the premises as long as the Purchasers are not in default under the terms of this Bond for Title. The Purchasers shall maintain the premises in good condition and shall be responsible for all maintenance, repairs, and all utilities. Purchasers agree to keep the dwelling and any other structures on the premises fully insured with fire and extended coverage insurance. Said policy shall list the Purchasers and Seller as insured as their interests may appear and the original policy shall be retained by the Seller. The coverage shall always be for no less than the balance due hereunder. All premiums are to be paid by the Purchasers. In the event Purchasers fail to pay said premiums or the taxes, the Seller has the right to do so and add the cost thereof to the balance due hereon plus interest.

Said property is subject to such easements, restrictions and rights-of-way as appear of record.

To The Faithful Performance of this Agreement we do hereby bind our heirs, successors, and assigns the date first above mentioned.

IN THE PRESENCE OF:

Steve J. Deter
Frances R. Luitke

W. M. Rose
W. M. ROSE, SELLER

Aaron D. Knecht
AARON D. KNECHT, PURCHASER

Lois C. Knecht
LOIS C. KNECHT, PURCHASER

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