

in fee simple, by a proper deed with covenants of general warranty, dower duly renounced; free from encumbrances, except such as are herein agreed to be assumed.

Upon tender of such deed, the Purchasers agree to fully comply with the terms of this contract of sale. All taxes, assessments, rents and water rents, premiums of unexpired insurance to be prorated to date of completion of sale.

Upon the failure of the Purchasers to comply with the terms hereof within the stipulated time, the Seller to have the right to retain the amount this date paid and to enforce performance of this contract according to the law. Upon the failure of the Seller to comply with the terms hereof within the stipulated time, the Purchaser to have the right to enforce the performance of this contract according to the law including any reasonable attorney's fees necessary to enforce the specific performance thereof.

THE RISK OF LOSS or damage by fire prior to the completion of this contract is hereby assumed by the Seller.

AND IT IS UNDERSTOOD that the stipulations aforesaid are to apply to and bind the Heirs, Executors, Administrators and Assigns of the respective parties.

This instrument may not be changed, modified or discharged orally.

WITNESS the parties hereto by their hands and seals in triplicate, the day and year first above written.

WITNESSES:

James H. Cassidy
Cynthia S. Dine

Kathryn Rhoda Holland
SELLER

WITNESSES:

James H. Cassidy
Cynthia S. Dine

J. J. Moon
PURCHASER
Margaret Ann Moon
PURCHASER

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