CONTRACT OF PURCHASE

STATE OF MISSOURI	KEY MOUNTA	IN ESTATES	NO. 2 Repuis	
COUNTY OF BARRY THIS AGREEMENT, made and enter				
THIS AGREEMENT, made and enter and between TURKEY MOUNTAIN EST Missouri, hereinafter referred to as the	FATES, INC. a corp	oration, with its o	ffice being situate	d at Shell Kneb
Marshall R. and/or	harlotte A.	Goens		
of the county of	S	tate of	Indiana	BL ST
pereinafter referred to as BUYER.	307 55			111 2월 - 1 2 2
WITNESSETH: That on the terms	and conditions her	ein contained, Ine		
y warranty deed to the BUYER Lot N FURKEY MOUNTAIN ESTATES, No. 2	umber	Missouri a plat o	Division No.	ion appearing on
ecord in the Recorder of Deces' Office	e in Stone County,	Missouri		
Service Services	3 3	of the	919	101 02
Lifetime membership i	n Cadar Cre	ek Country	Club inclu	ded with
			. 7.4%	
this putchese				
If buyer peys en addi	tional \$300	.00 down,		
on or before March 27 receibe an additional	\$140.00 di	scount.		1,895.00
	Less	Adv. Vouci	er	500.00
				1 205 70
The BUYER agrees to purchase sa	id aronarty and na	therefore the sur	Dollars (\$_	1,395.00
The BUYER agrees to purchase sa	ind property and pay	y therefore the sur		140.00
payable by the BUYER to the SELLER	R at its office in Sh	ell Knob, Missouri,	or its assigns, as i	140.00 )
payable by the Berrant to the same		·		1,255.00
on execution of this contract, receipt w	hereof is hereby ac	knowledged and th	e balance of	
in monthly installments of			Dollars (\$	12.55
	T-m	76	State of Sta	
or more on or before the ments, the rate of 6% per annum, payable each payment paid more than nine day	day of	principal and the principal and int	ame amount or morest are fully pai ge in the amount	ore in monthly pay d with the interest of one dollar to
any one grand manager of an harmager	t shall be made to	TURKEY MOUN	TAIN ESTATES.	ING: when the
contract is fully paid the SELLER all property to the BUYER subject to the made a part hereoff of the state of	hall execute and de he reservations and id: relian beamoun	diver toothe BUX restrictions prin selved on any lot pu	ER a warranty de ted on the rever no ere shomeverg	se side which are not was nearly
Time is of the essence of this co	ontract; and if defa	ult is made in any	installment when	due the SELLE
shall have the right to declare a for by the SEILER as agreed liquidated default in the payment of any subseq	damages and rent	of said property	and it is further	agreed that can
of the SELLER to exercise its option shall not operate to bar its right to	to declare a forfei	ture of this contr	act at the time o	d any one defaul
mighto of radomettan an the next of	the RIIVER are he	nebu watuedt taen	around and arres	taining card years
The SELLER agrees to pay silf this contract. The BUYER shall pay	axes up to and inc	luding the year of	operty promptly	roperty covered by
the BUYER fails to do so, the Sellin	on snall have the ri	gntsto pay suen u Soldanozaar ant vi	ixes; and for any	amount thus paid
The BUYER is entitled to the pointprovements may be placed on said	ssession of this lot lot unless improver	upon the signing nents are paid or i	of this contract, intil this contract	but no permanen is paid in full.
No assignment or transfer of this assignment is endorsed upon this con SELLER and the Assignee signs a	tract and the name	and address of	the Assignee is	furnished to the
The BUYER consents to and agr the restrictions and covenants set for performed in Stone County, Missou	ees to each and all	of the conditions	and terms of this	CONGRACE INCHINA
dog This contract is not binding upon agents do a civilidade addition the drager	withe SELLER unti	il executed by on	ins viubesticlo	horized officers of
The BUYER agrees that there he in this contract other than the term	s and conditions of	this sale as here	Hill shallugatesin	in event BUS
A letter addressed to the BUYER considered sufficient notice of degla	ration of forfeiture	of this contract l	y SELLER:	duent to exchange
Executed in triplicate on the dis	7° 1. ''	OAS MAILEN DIRECT		vių isto, ynu med 1 of baralia yslad
Marshall 13 2	Theres	Tubkey M	DUNTAIN ESTA	ERS. INC.

scond to or at the signing th By: SELLER inspector the lot to be a

SEAL

CONTRACT OF PURCHASE TURKEY MOUNTAIN ESTATES NO. 2 REPORTER STATE OF MISSOURI (T. 👼 🗸 COUNTY OF BARRY . F 3 3 THIS AGREEMENT, made and entered into this 27th day of and between TURKEY MOUNTAIN ESTATES, INC. a corporation, with its office being situated at Shell Know and between TURKEY mountain as the SELLER. Missouri, hereinafter referred to as the SELLER. Marshall A. and/or Charlotte A. Goens Č Indian Liforte \_\_ State of \_ of the county of . hereinafter referred to as BOYER. WITNESSETH: That on the terms and conditions herein contained, the SELLER agrees to sell and contained by warranty deed to the BUYER Lot Number 139 Sub Division No. TURKEY MOUNTAIN ESTATES, No. 2, in Stone County, Missouri a plat of said sub division appearing of record in the Recorder of Deces' Office in Stone County, Missouri. Lifetime membership in Cedar Creek Country Club included with this putchase If buyer pays an additional \$300.00 down, on or before March 27, 1970, buyer is to 1,895.00 receibe an additional \$140.00 discount. Less Adv. Voucher 500.00 1,395.00 Dollars (\$\_\_ The BUYER agrees to purchase said property and pay therefore the sum of Dollars (\$. payable by the BUYER to the SELLER at its office in Shell Knob, Missouri, or its assigns, as follows: 1,255.00 Dollars (\$\_\_ on execution of this contract, receipt whereof is hereby acknowledged and the balance of 12.55 \_\_ Dollars (\$\_\_. in monthly installments of .. or more on or before the 27th day of 10 and the same amount or more in monthly payments; thereafter consecutively without default until the principal and interest are fully paid with the interest at the rate of 6% per annum, payable annually, together with a late charge in the amount of one dollar for each payment paid more than nine days late. and an indirection of the helping of the said and the sai property to the BUYER subject to the reservations and restrictions printed on the reverse size which are made at part hereoff set actions and relative to the reservation of this contract; and if default is made in any installment when due the SELLER shall have the right to declare a fortestime of this contract; and all mones paid hereunder shall be retained by the SELLER as agreed figuidated damages and rent of said property, and it is further agreed that each default in the payment of any subsequent installment shall be a new breach of this contract; and that's fallers of the SELLER to exercise its option to declare a forfeiture of this contract at the sime of any one default shall not operate an object to exercise its option upon any subsequent default of the DYER and the BUYER agrees to pay all taxes up to and including the year of its and on the property obvered by this contract. The BUYER shall pay all subsequent taxes against said property primptly as they accrue. If the BUYER fails to do so, the SELLER shall have the right to pay such taxes, and for any amount thus paid.

The BUYER is entitled to the unpaid principal balance.

The BUYER is entitled to the possession of this lot upon the signing of this contract is paid in full.

No assignment or transfer of this contract by the HIYER shall be binding upon the SELLER unless such assignment is endorsed upon the contract and the assignment is endorsed upon the contract and the assignment is endorsed upon the contract and the assignment of this contract is currished to the performed in Stone County, Missouri?

The BUYER consents to and agrees to each and all of the conditions and terms of this contract including the restrictions and covenants set forth on the reverse side hereof, and it is agreed that this contract is to be performed in Stone County, Missouri? This contract is not binding upon the SELLER until executed by one of its duly authorized officers or states that The BUYER agrees that there have been no oral representations, statements, or agreements relied upon in this contract other than the terms and conditions of this sale as herein set outland HAYUH may of this contract other data to the BUYER at the considered wificlent notice of declaration of foresture of this contract by STALER at a statement of back that the contract by STALER at a statement of back the sale as herein set outlands and shall be considered wificlent notice of declaration of foresture of this contract by STALER, and a statement of back the sale as t Executed in triplicate on the day apit year first above written, for any other property of a being offered to the public. Trego Turkey Mountain Estates, inc. relations of aloredi la mali

> By: SELLER

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Jacobsos

BUYER

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TURKEY MOUNTAIN ESTATES NO. 2

TURKEY MOUNTAIN ESTATES NO. 2

Purchaser

Address

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Address

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Any lot described herein may be used for single family residential purposes, and the dwelling house and all other structures erected on any lot purchased under this centract shall be constructed of material of equal quality as used in FHA and GI construction, and the dwelling house must contain 500 square feet of liveable floor space. No building shall be located nearer to the front of lot line than 25 feet and no building shall be located nearer to any side lot line than 5 feet. All buildings shall be completed as to exterior within one year of the starting date. No noxious or offensive trade activity shall be carried on upon any lot or shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

When any improvements are erected on any lot purchased under this contract, the BUYER shall at the same time construct a sanitary septic tank of approved character or provide adequate sewage disposal for the same. All lots shall be kept in a neat and orderly manner free from debris and rubbish, and the SELLER reserves the right to remove any such debris or rubbish if the BUYER resuses to do so and charge the BUYER therefor.

At no cost to the BUYER, the SELLER reserves the right to build and improve reads such as ditching, cuts, fills, grading, surfacing, bridges, and culverts, or any work it deems necessary in constructing and maintaining said roads around and adjacent to said property covered by this contract. The above property is a part of a private land development. Roads have been dedicated and deeded to the County and maintenance performed thereon will be done by them.

The SELLER agrees to drill and cap certain water wells in the vicinity of the lands described herein and guarantees adequate water to supply the reasonable household use of buyers; however, it is understood that SELLER shall not be obligated to install pumps or pump houses or to maintain same and that BUYERS shall have the obligation at their expense to pipe water from said well to their property.

SELLER reserves to itself, its successors, and assigns, the perpetual easement under, over and across the said 3 feet of each residential lot and extending back a distance of 10 feet from the front and rear property line of each said lot for the purpose of erecting, constructing, maintaining and operating electric power and telephone lines together with such guy poles, guy wires and anchors as may be deemed advisable by the persons conducting said utility services. SELLER further reserves the right to cut or trim any tree growth or other growth located on said residential lots which may interfere with or meaner the construction or operation of the main utility services in the streets or the individual installations to each residential lot.

The SELLER guarantees that all streets will be paved by the developer with an approved asphalt substance. SELLER further states that there is now in existence on the property of the sub-division electricity furnished by Carroll County Electric Co-Op.

In event BUYER shall sell or offer for sale the property described herein, SELLER reserves the right of first option to repurchase property at and for the same price and terms as offered to others and shall have 7 days time to exercise said option. The BUYER shall have the right at any time price to issuance of his deed to exchange the property described herein at the price paid or at the market price, at time of exchange, for any other property of a higher value, being offered for sale by SELLER; on such price and terms as are being offered to the public.

The purchaser has the option to void this contract if he has not received a property report prepared pursuant to the rules and regulations of the U. S. Department of Housing and Urban Development in advance of, or at the time of, his signing the contract, and the purchaser can revoke this contract within 48 hours after signing this contract if he did not receive the property report at least 48 hours before signing this contract. This revocation authority shall not apply in the case of a purchaser who has received the property report and inspected the lot to be purchased in advance of signing this contract, and acknowledges by his signature on this contract that he has made such inspection and that he has read and understood such report.