

CONTRACT FOR SALE OF REAL ESTATE

This Contract is made on _____, 20____, between _____,
Seller, residing at _____, City of _____, State of _____,
and _____, Buyer, residing at _____,
City of _____, State of _____,

The Seller now owns the following described real estate, located at _____, City of _____, State of _____.

Legal Description:

TRACT 4 • SEE ATTACHED

For valuable consideration, the Seller agrees to sell and the Buyer agrees to buy this property for the following price and on the following terms:

1. The Seller will sell this property to the Buyers, free from all claims, liabilities and indebtedness.
2. The Buyer agrees to pay the Seller the sum of \$ _____, which the Seller agrees to accept as full payment.
3. The purchase price will be paid as follows (cash):
4. The Seller acknowledges receiving the Earnest money deposit of \$ _____ from the Buyer as a 10% non-refundable down payment which will be held in escrow by Schuyler County Abstract Company.
5. This agreement will close on or before December 11, 2023, at Schuyler County Abstract Company, City of Lancaster, State of Missouri. At this time, and upon payment by the Buyer of the portion of the purchase price then due, The Seller will deliver a warranty deed at the time of closing.
6. The Seller shall deliver to Buyer a commitment to issue Owner's Policy of Title Insurance Issued by Schuyler County Abstract in the full amount of the purchase price.
7. The real estate personal property tax for 2023 should be paid by the Seller. The 2024 and all subsequent years real estate taxes will be the responsibility of the Buyer(s).
8. Seller shall pay the cost of the above described title insurance commitment and the owners' policy. Buyer and Seller shall equally divide and pay all other closing costs charged by Schuyler County Abstract Company. Buyer shall be solely responsible for the cost for any mortgage coverage or Lender's Policy of Title, if required by lender for the Buyer, and for any additional cost of any special endorsements which may be required by Buyer's lender.
9. Seller represents that it has good and marketable title to the property, and will supply the Buyer with either an abstract of title or a standard policy of title insurance. Seller further represents that the property is free and clear of any restrictions on transfer, claims, indebtedness, or liabilities EXCEPT the following:
10. Buyer acknowledges that they have independently inspected and carefully examined the real estate and improvements (if any) thereon and neither Seller nor any other person on behalf of Seller has made, or does now make, any representations, warranties or agreements as to value, condition, quality, operation or suitability of said real estate and improvements for any purpose. There are no expressed or implied warranties pertaining to this property. This real property and improvements, if any, are being sold in **"as is where is"** condition.

11. Buyer acknowledges that approximately 8,022 sq. ft. of land in the southern portion will be conveyed by Quit Claim Deed.
12. No modification of this Contract will be effective unless it is in writing and is signed by both Buyer and Seller. This Contract binds and benefits both the Buyer and Seller and any successors. Time is of the essence for this contract. This document, including any attachments, is the entire Contract between Buyer and Seller. This Contract is governed by the laws of the State of Missouri.

Signature of Seller

Signature of Buyer

Printed name of Seller

Printed name of Buyer

Signature of Seller

Signature of Buyer

Printed name of Seller

Printed name of Buyer

Contact information:

Contact Numbers

Contact Numbers

Email addresses:

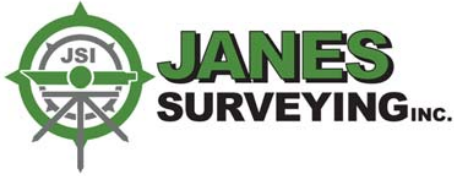
Email addresses:

Seller:_____

Buyer:_____

Seller:_____

Buyer:_____

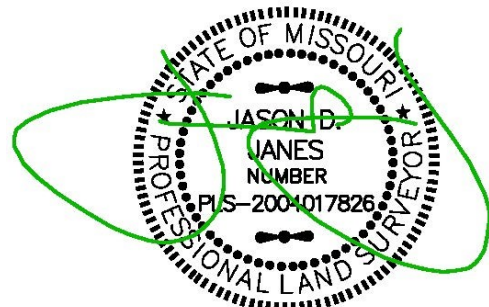


Description – Darwin L. Steggall Estate
32,572 Square Feet Tract

2023-008353
October 13, 2023

A tract of land lying in Block 12 of the Original Town of Lancaster, Schuyler County, Missouri and being more fully described as follows to-wit:

Beginning at a 5/8” iron pin marking the Southeast Corner of Lot 1 of said Block 12 of the Original Town of Lancaster; thence South 89 degrees, 49 minutes and 17 seconds West along the South line of Lots 1, 2 & 3 of said Block 12 a distance of 199.02 feet to a 5/8” iron pin; thence North 00 degrees, 21 minutes and 34 seconds East leaving said South line 164.11 feet to a 5/8” iron pin on the South line of Monroe Street; thence North 89 degrees, 49 minutes and 42 seconds East along said South line 198.00 feet to a 5/8” iron pin marking the Northeast Corner of said Block 12; thence South 00 degrees, 00 minutes and 12 seconds West leaving said South line and along the West line of Liberty Street 164.08 feet to the Point of Beginning, containing 32,572 Square Feet, more or less, with the above described being subject to easements and rights-of-way of record or not of record, if any. As per survey #2023-008353 of Jason D. Janes, Missouri Professional Land Surveyor #2004017826 during October of 2023.



October 13, 2023

Prepared by
JANES SURVEYING, Inc.
222 South Main
Palmyra, Missouri 63461

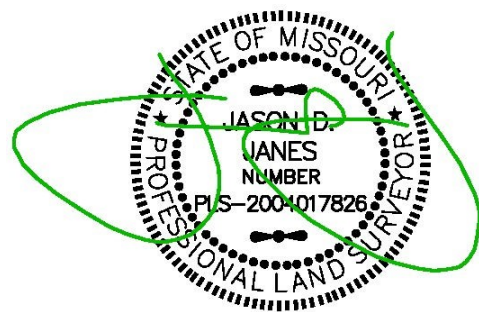


Description – Darwin L. Steggall Estate
8,022 Square Feet Tract – Unknown Title

2023-008353
October 13, 2023

A tract of land lying in Block 12 of the Original Town of Lancaster, Schuyler County, Missouri and being more fully described as follows to-wit:

Beginning at a 5/8" iron pin marking the Northeast Corner of Lot 12 of said Block 12 of the Original Town of Lancaster; thence South 00 degrees, 00 minutes and 12 seconds West along the West line of Liberty Street 57.38 feet to a 5/8" iron pin on the North right-of-way of the old Chicago, Burlington and Quincy Railroad (abandoned); thence Westerly leaving said West line and along said right-of-way and along a 00 degree, 41 minute and 26 second curve to the right having a central angle of 01 degree, 26 minutes and 07 seconds, an arc length of 207.81 feet and chord of North 79 degrees, 51 minutes and 47 seconds West 207.80 feet to a 5/8" iron pin on the West line of Lot 10 of said Block 12; thence North 00 degrees, 01 minute and 19 seconds West leaving said right-of-way and along said West line 20.17 feet to a 5/8" iron pin marking the Northwest Corner of said Lot 10; thence North 89 degrees, 49 minutes and 17 seconds East leaving said West line and along the North line of Lots 10, 11 and 12 a distance of 204.57 feet to the Point of Beginning, containing 8,022 Square Feet, more or less, with the above described being subject to easements and rights-of-way of record or not of record, if any. As per survey #2023-008353 of Jason D. Janes, Missouri Professional Land Surveyor #2004017826 during October of 2023.



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