

SALES CONTRACT OF MOBILE HOME  
~~Real Estate Contract~~

This Contract, Made and entered into this 4th day of October, 1989  
by and between Kenneth A. Teichmann and Shannon D. Teichmann the sellers, and Christopher A. Grant and Linda J. Harrelson the buyer.

WITNESSETH: That seller/s have sold and agree/s to convey as herein provided the following described real estate in Douglas County, to-wit:  
1970 Marshfield mobile home, tax ID #A000834, title #23738001 vehicle ID #C206, mobile home sold as is, stove, refrigerator, washer, dryer included in sale. Buyer is responsible for insurance and personal property taxes. Buyer is responsible for moving of mobile home. Payment is due the fifth of each month beginning December fifth 1989 continuing monthly until balance is paid in full.

for the price and sum of Four Thousand & eight DOLLARS  
to be paid by the buyer/s as follows: One hundred & Sixty Seven DOLLARS  
at the signing of this contract, the receipt of which is hereby acknowledged by the seller/s and which is deposited with Kenneth A. & Shannon D. Teichmann  
as part of the consideration of the sale, the balance whereof is to be paid in the following manner, to-wit:  
One Hundred & Sixty Seven Dollars cash on delivery of deed as herein provided  
Every month following until the balance is paid.  
Upon default of one months payment the Mobile home become the property of the previous owners, Kenneth A. Teichmann and Shannon D. Teichmann.

All deferred payments to be represented by note, secured by deed of trust or mortgage on above described property containing usual provisions, drawing interest from date of deed at the rate of \_\_\_\_\_ per cent per annum, payable semi-annually.  
The seller/s to pay in full all State, County and Municipal taxes, general and special, and all assessments which are a lien on said property, that can be paid at the date of this contract, but none other.

The rental from said property shall go to the seller/s pro-rated to date of delivery of the deed and to the buyer/s thereafter.  
The seller/s shall, within ten days from the date hereof, deliver to the buyer/s or at the office of \_\_\_\_\_

\_\_\_\_\_ a complete abstract of title to said property from the United States Government to this date with certificates by competent abstractors as to taxes, judgments and mechanical liens affecting said property. The buyer/s shall have ten days after such delivery of abstract to examine the same.

If the title be good, the seller/s shall deliver for the buyer/s at the office of said \_\_\_\_\_

Warranty Deed, properly executed and conveying said property free and clear from all liens and encumbrances whatsoever, except as herein provided; the buyer/s shall then and there pay the balance, if any, of said cash payment, and deliver to the seller/s the note and deed of trust, if any, heretofore provided for, and furnish the seller/s with insurance policy containing loss clause payable to the seller/s as \_\_\_\_\_ interest may appear; the buyer/s to accept assignment of insurance now in force, paying therefor the unearned value pro-rated at present current rate.

If the title is defective the buyer/s shall specify the objections in writing and deliver the same to or for the seller/s at the office of \_\_\_\_\_ within ten days after such delivery of the abstracts, the seller/s shall have the defects rectified within thirty days from date of delivery of such objections, but in case such defects in the title cannot be rectified in that time, this contract shall be null and void, and the money deposited as aforesaid shall be returned to the buyer/s and the abstract returned to the seller/s. Seller/s may, at \_\_\_\_\_ option, furnish a Title Insurance Policy on the property herein sold in place of the abstract heretofore provided for.

If the seller/s has kept \_\_\_\_\_ part of this contract, by furnishing good title as herein provided, and the buyer/s fail to comply with the requirements within five days thereafter, then the money deposited as aforesaid shall be forfeited by the buyer/s and this contract may or may not be thereafter operative, at the option of the seller/s.

Time is of the essence of this contract.

IN WITNESS WHEREOF, Said parties herewith subscribe their names.

Executed in duplicate.

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FILED  
DOUGLAS COUNTY KANSAS

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SUE HEUSTIFTER  
REGISTER-OF-DEEDS

Shannon Teichmann  
Christopher A. Grant  
Linda J. Harrelson