

# REAL ESTATE SALES CONTRACT

(READ CAREFULLY)

This Agreement and Contract of Sale made this 29th day of November, 1995 by and between Joaquin N. Sanyet hereinafter called the sellers and Cybernet, Inc. hereinafter called the buyers;

**Witnesseth:**

That for and in consideration of the sum of \$10.00 (ten dollars and no cents) cash in hand paid at the time of signing of this contract, receipt of which is acknowledged by the sellers (as evidenced by their signatures hereon) together with the assumption hereinafter mentioned, the sellers agree to grant, sell, and convey by general warranty deed the following described real property located in Lake County Indiana;

Lot 21, Block 15, Lloyd's Deepriyer Subdiyision as shown in Plat Book 22, page 71, in Lake County, Indiana

The buyers agree to purchase the property subject to an outstanding mortgage in the amount of approximately \$15,173.46 as of September 22, 1995 payable to Federal National Mortgage Association (serviced by Calumet Securities) in monthly installments of approximately \$262.00 including principle, interest, tax and insurance.

**Liens:**

It is further agrees that any other liens, encumbrances of obligations that shall attach to and be a lien on the aforesaid real estate shall be paid by the seller prior to the closing of this sale. The sellers further warrant that there are no outstanding liens or obligations attaching to the subject real estate except those mentioned herein and the sellers further represent that they are the legal owners of the said real estate; if outstanding liens are discovered by the buyers (except those listed herein) the buyers may, at their option, void this contract.

**Cost In Arrears:**

It is further agreed that the buyers will pay all costs necessary to bring the herein referred to mortgage current including interest payments, late charges, abstract costs, court costs, and attorneys fees up to but not to exceed \$2,800.00.

**Closing:**

Both sellers and buyers agree that all escrow monies on deposit with the herein named mortgage company or bank with regard to the mortgage shall pass gratis to the buyers. It is further agreed that the sellers will execute to the buyers a general warranty deed on or before November 30, 1995.

Sellers fully understand and agree that by the execution hereof and acceptance of the consideration stated above, the real property herein described is legally sold and the buyer shall own the said property subject only to the mortgage stated here.

**Possession:**

The possession of the herein described real estate shall be given to the buyers. Seller to occupy premises as an optionee according to the terms in an option agreement executed simultaneously with Warranty Deed.

**Additional Provisions:** (if any) 1. Buyers reserve the right to assign this contract. 2. This contract subject to the approval of James Molenaar. 3. The purchase price of the Property will be the Mortgage balance plus amount to bring mortgage current.

Both sellers and buyers agree that this written contract constitutes the entire agreement between the parties and that there are no other agreements or understandings except as mentioned herein.

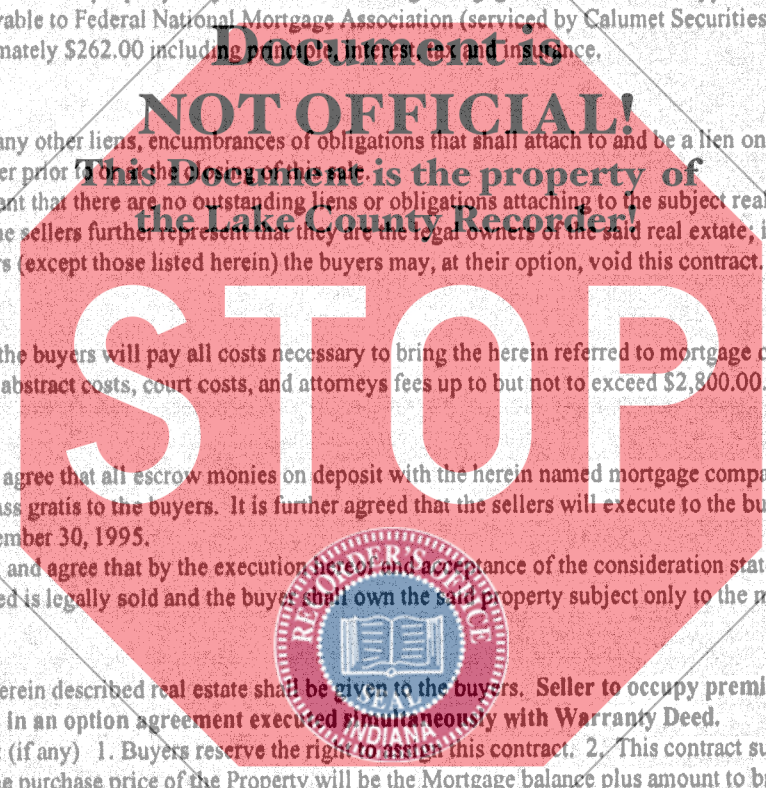
The undersigned has read and fully understands this agreement.

(NOTARY) RHONDA J. WALIKUT  
Rhonda Walikut  
Notary Public  
Lake County, Indiana  
NOV 30 1995

Seller- Joaquin N. Sanyet (seal)  
Joaquin N. Sanyet  
Buyer- Vance R. Mabry - President (seal)  
Vance R. Mabry, President  
Buyer- Christopher B. Morris - Vice Pres. (seal)  
Christopher B. Morris, Vice President



**FILED**



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LAKE COUNTY  
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