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**REAL ESTATE CONTRACT**

THIS AGREEMENT is executed this 7<sup>th</sup> day of August, 2012, by and between **ERICA D. STEVENS ("Purchaser")** and **DANIEL B. STEVENS ("Seller")**.

1. **DESCRIPTION.** Seller agrees to sell and Purchaser agrees to purchase for the consideration and upon the conditions hereinafter stated, the following described real estate in its **AS IS** present condition:

Legal Description: Lot 27, Viking Village Subdivision, as shown in Plat Book 33, page 15, Lake County, Indiana.

Street Address: 1445 East 33<sup>rd</sup> Avenue  
Hobart, IN 46342-1207

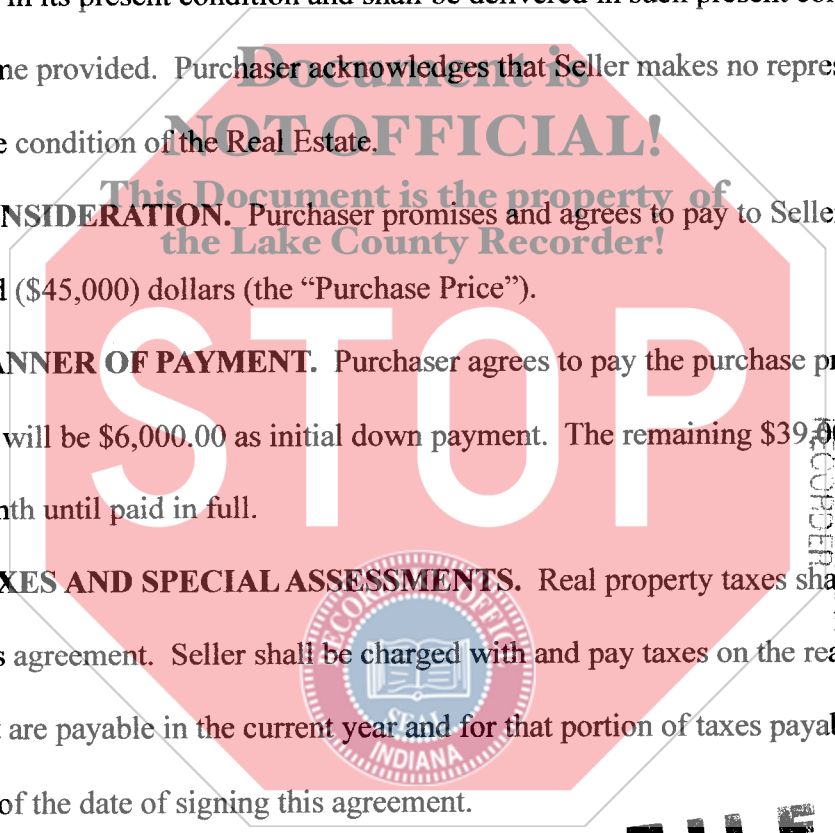
hereinafter referred to as the "Real Estate". The Real Estate has been inspected and accepted by the Purchaser "AS IS" in its present condition and shall be delivered in such present condition to Purchaser at the time provided. Purchaser acknowledges that Seller makes no representations or warranties as to the condition of the Real Estate.

2. **CONSIDERATION.** Purchaser promises and agrees to pay to Seller the total sum of forty-five thousand (\$45,000) dollars (the "Purchase Price").

3. **MANNER OF PAYMENT.** Purchaser agrees to pay the purchase price in the following manner. Purchase will be \$6,000.00 as initial down payment. The remaining \$39,000.00 will be paid at \$400.00 per month until paid in full.

4. **TAXES AND SPECIAL ASSESSMENTS.** Real property taxes shall be prorated as of date of signing this agreement. Seller shall be charged with and pay taxes on the real estate and improvements that are payable in the current year and for that portion of taxes payable in the following year calculated as of the date of signing this agreement.

5. **POSSESSION AND USE.** Purchaser shall have possession of the real estate as of date of signing this agreement.



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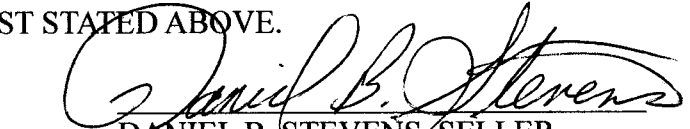
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6. **CONVEYANCE.** Seller covenants and agrees that upon the payment of all sums due under this contract and the prompt and full performance by Purchaser of all covenants and agreements made herein, Seller will convey or cause to be conveyed to Purchaser, by Quitclaim Deed the above described Real Estate, subject to restrictions and easements of record as of the date of this Contract and all taxes and assessments which are Purchaser's obligations.

THE PARTIES HERETO HAVE CAUSED THIS AGREEMENT TO BE DULY EXECUTED AS OF THE DAY AND YEAR FIRST STATED ABOVE.

  
ERICA D STEVENS, PURCHASER

  
DANIEL B. STEVENS, SELLER

