

### LAND SALE CONTRACT

The first party (henceforth known as "Buyer") agrees to purchase from the second party (henceforth known as "Seller") the land (henceforth known as "Land") located at the following address: **3529 Nebraska**, in the city of **Lake Station**, county of **Lake**, and State of **Indiana**. Further legal description of the Land is as follows:

Johnson + Hocker's 1<sup>st</sup> subdiv. N2 L. 33 BL 1 II I. 34 bl. 1

This Contract is executed on **August 1<sup>st</sup> 2016**.

The following terms and conditions apply to this Contract:

- Price:** Buyer agrees to purchase the Land described above, paying a total purchase price of **\$36,203.00**. Buyer will pay **\$4,000.00** for a down payment, and thereafter payments will be made monthly. Monthly installments will be in the amount of **\$595.00**. Said payments will start on the **1<sup>st</sup> of August 2016**, and be due on the **1<sup>st</sup>** of every month until such time as the entire payment amount has been satisfied.

**Late fees:** Buyer agrees to pay the monthly installment on the due date, with the understanding that a **\$50.00** late fee will be added to the monthly payment if said payment is more than 5 days late.

- End of contract:** The entire balance must be paid by the **1<sup>st</sup> of August 2021**.

- Default:** If Buyer does not pay 1 payment on time, Seller has the right to declare Buyer in default of this Contract.

- Title:** Upon final payment, when entire purchase price has been paid in full, Buyer agrees to provide Seller with the title(s) and/or deed(s) to the Land. Seller further agrees to relinquish any and all claims to the Land. Buyer agrees to remove Seller from any liability with regard to issues that arise after the date of the title transfer. Buyer agrees to take complete responsibility, financial and otherwise, for the Land upon title transfer.

- Insurance:** Seller agrees to maintain a hazard insurance policy on the Land of no less than **\$67,000.00** until the completion of the payment plan, at which point any insurance becomes the responsibility of Buyer.

- Taxes:** All taxes on the Land shall be the responsibility of Buyer as of the date of this Contract.

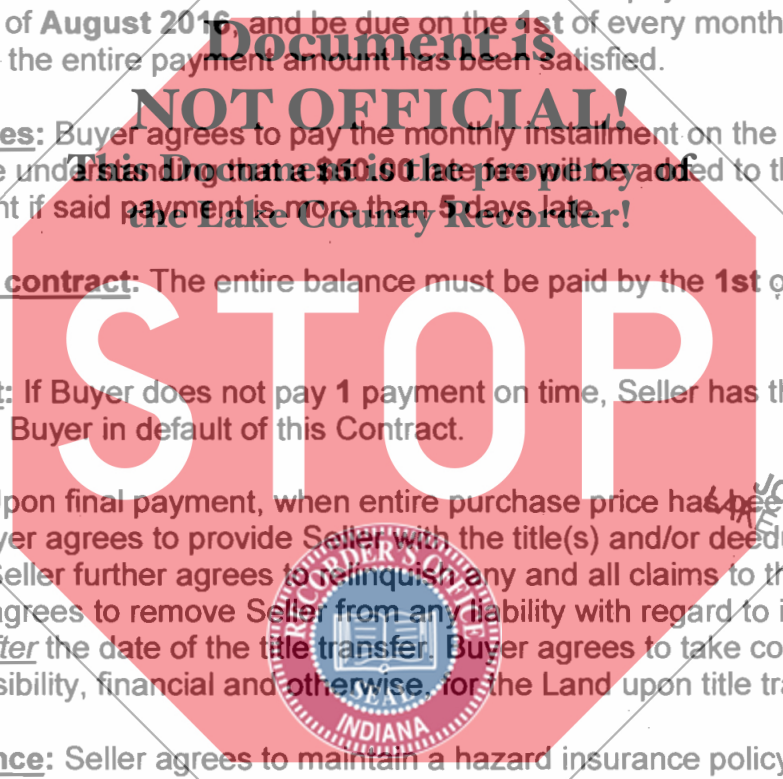
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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2016 AUG 24 PM 1:34

MICHAEL B. BROWN  
RECORDER

2016 057625



**FILED**

AUG 24 2016

JOHN F. METALAS  
COUNTY AUDITOR

14-  
2016  
CS  
RA

This Contract is executed on the 1st of August 2016.

We, the undersigned, agree to this Contract and all its terms.

SIMS L. ROBERT  
Seller Print Name (Robert L. Sims)

AUG. 1 - 2016  
Date

Robert L. Sims  
Seller Signature (Robert L. Sims)

AUG-1-2016  
Date

Cindy L. Sims  
Seller Print Name (Cindy L. Sims)

8-1-16  
Date

Cindy L. Sims  
Seller Signature (Cindy L. Sims)

8-1-16  
Date

JAMES McMahan  
Buyer Print Name (James McMahan)

8-1-16  
Date

James McMahan  
Buyer Signature (James McMahan)

8-1-16  
Date

Jessica McMahan  
Buyer Print Name (Jessica McMahan)

8-1-16  
Date

Jessica McMahan  
Buyer Signature (Jessica McMahan)

8-1-16  
Date

CHRISTOPHER C. ZELNIS  
Witness (Print Name)

8-1-16  
Date

[Signature]  
Witness (Signature)

8-1-16  
Date



PREPARED  
BY ME  
ROBERT L. SIMS

I AFFIRM, UNDER THE PENALTIES FOR PERJURY THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW.  
PREPARED BY: [Signature]