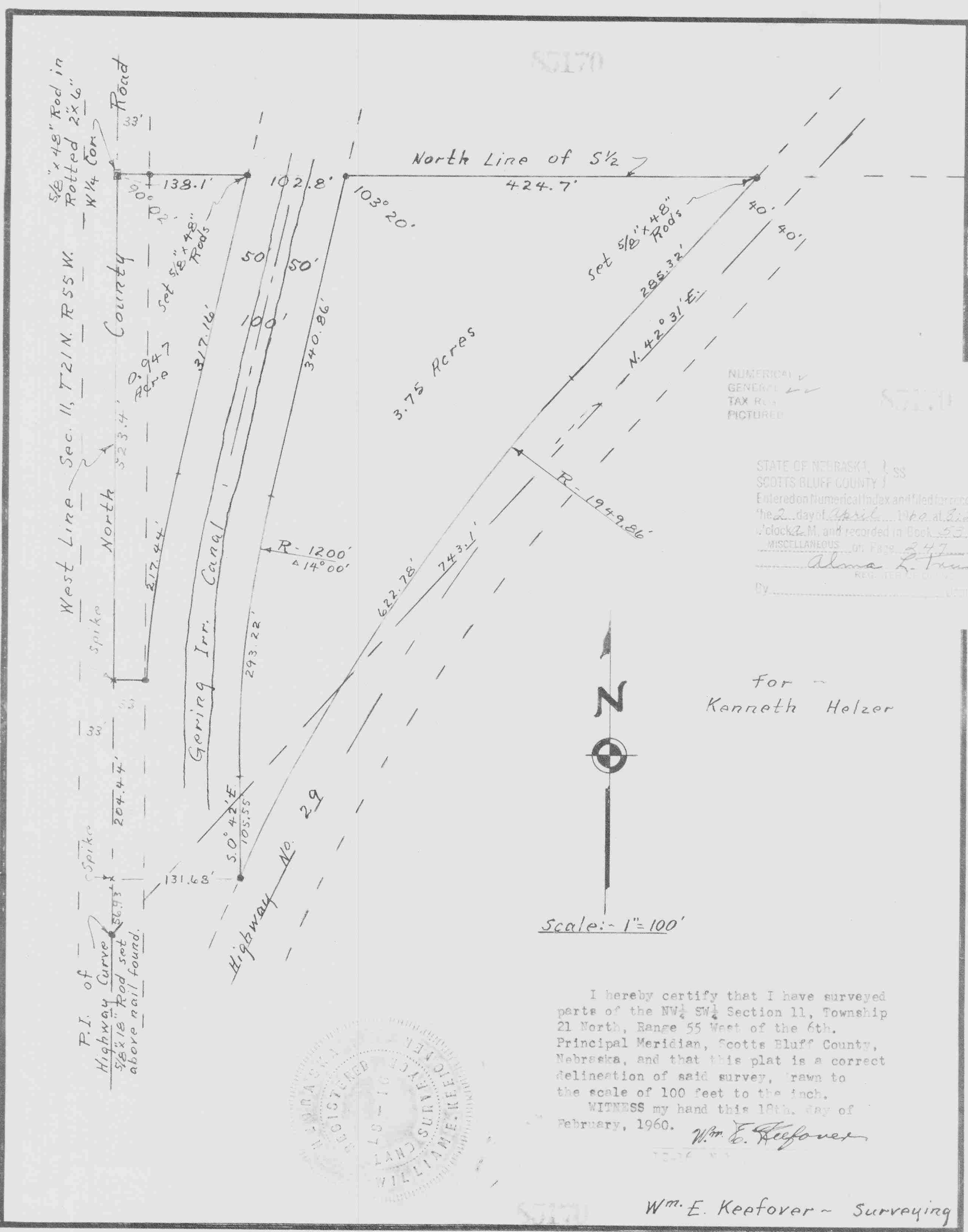


247

85170



NUMERICAL ✓  
 GENERAL ✓  
 TAX ROLL ✓  
 PICTURED ✓

STATE OF NEBRASKA } SS  
 SCOTTS BLUFF COUNTY }  
 Entered on Numerical Index and filed for record  
 the 2... day of April, 1960, at 2:00  
 o'clock P.M. and recorded in Book 53 of  
 MISCELLANEOUS on Page 247  
 Alma L. Truax  
 REGISTER OF DEEDS

for  
 Kenneth Helzer

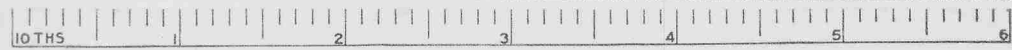
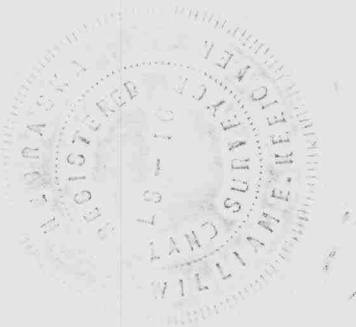


Scale: 1" = 100'

I hereby certify that I have surveyed parts of the NW 1/4 SW 1/4 Section 11, Township 21 North, Range 55 West of the 6th. Principal Meridian, Scotts Bluff County, Nebraska, and that this plat is a correct delineation of said survey, drawn to the scale of 100 feet to the inch.  
 WITNESS my hand this 18th day of February, 1960.

Wm. E. Keefover

Wm. E. Keefover - Surveying



6 TENTHS

C O N T R A C T

85197

THIS CONTRACT AND AGREEMENT made and entered into this 23rd day of February, 1960, by and between OSCAR J. WHITLOCK, party of the first part, and BERNHARD KLEVEN, party of the second part, WITNESSETH:

That the party of the first part hereby agrees to sell and the party of the second part hereby agrees to buy the Northwest Quarter (NW $\frac{1}{4}$ ) and the North 100 feet of the Northeast Quarter (NE $\frac{1}{4}$ ) of Block 22, North Scottsbluff, Nebraska, upon the following terms and conditions, to-wit:

The purchase price for the said property is the sum of \$91,500.00 and shall be paid as follows: \$20,000.00 cash upon the execution of this agreement, the receipt of which is hereby acknowledged by the party of the first part; \$21,500.00 when the party of the second part has approved the title to the said property and the balance of \$50,000.00 to be paid within eighteen months from the 1st day of March, 1960 together with interest thereon at the rate of six and one-half per cent (6 $\frac{1}{2}$ %) until the same is paid.

It is understood that there is now a mortgage on the said property to the Wyoming National Bank of Casper, Wyoming, in the amount of \$42,000.00, which said mortgage is to be paid out of the \$50,000.00 payment above mentioned.

The party of the first part agrees to execute a good and sufficient warranty deed conveying the said property to the party of the second part free and clear of all encumbrances and to deposit the said deed with the firm of Wright, Simmons & Harris at Scottsbluff, Nebraska, to be delivered to the party of the second part upon final payment being made under this contract. It is agreed that the \$50,000.00 shall be paid by delivering a check for that amount together with interest to the firm of Wright, Simmons & Harris payable to Wyoming National Bank of Casper, Wyoming, and that upon such payment being made to Wright, Simmons & Harris, they shall

2.

deliver the warranty deed to the party of the second part and shall send the check to the Wyoming National Bank of Casper, Wyoming, in payment of the mortgage above mentioned and shall obtain and record a release of the said mortgage.

The party of the first part agrees to furnish to the party of the second part an abstract of title covering the said property certified to date and the party of the second part agrees to have said title examined as soon as possible and upon approval of the said title, to make the \$21,500.00 payment above mentioned either to the party of the first part or to the office of Wright, Simmons & Harris in Scottsbluff, Nebraska. Should, however, there be any defect in the said title, then the party of the first part shall have a reasonable time in which to correct the said defect.

The party of the first part is to pay the 1959 and all prior taxes and agrees to pay one-sixth of the 1960 taxes against the said premises and it is agreed that the amount of such tax shall be determined by taking one-sixth of the amount of the 1959 taxes and that the said amount may then be deducted by the party of the second part from the \$21,500.00 payment above mentioned.

The party of the first part agrees that the party of the second part shall have possession of the said property on March 1, 1960 and the party of the second part agrees to take possession of the said premises subject to the leases of all of the tenants now occupying any of said property and the party of the second part shall be entitled to and collect all rentals becoming due after February 29, 1960.

The party of the second part agrees to keep the property fully insured by insurance with a loss payable clause to the Wyoming National Bank of Casper, Wyoming and to the party of the first part until such time as the \$50,000.00 payment has been made.

It is agreed that the Dutch Maid sign which is now on top of the building may be removed within a reasonable time by the party of the first part.

3.

IN WITNESS WHEREOF, the parties hereunto have set their hands the day and year first above written.

Witness:

J. Earl Winter

Witness:

E. E. Wright

Oscar J. Whittaker  
Party of the First Part

Bernhard Kliven  
Party of the Second Part

85197



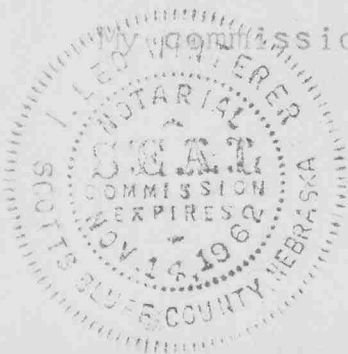
STATE OF NEBRASKA )  
COUNTY OF SCOTTS BLUFF ) SS.

On this 31<sup>st</sup> day of March, 1960, before me, the undersigned Notary Public, duly commissioned and qualified for and residing in said County, personally came Oscar J. Whitlock, to me known to be the identical person whose name is affixed to the foregoing instrument and acknowledged said instrument to be his voluntary act and deed.

Witness my hand and Notarial Seal the day and year last above written.

J. Leo Winterer  
Notary Public

My commission expires: November 14, 1962.



85197

NUMERICAL ✓  
GENERAL ✓  
TAX REG. ✓  
PICTURED ✓

85197

STATE OF NEBRASKA, } SS  
SCOTTS BLUFF COUNTY }

Entered on Numerical Index and filed for record the 5 day of April, 1960 at 9:25 o'clock A.M., and recorded in Book 53 of MISCELLANEOUS on Page 278 of Alma R. Fox REGISTER OF DEEDS

By \_\_\_\_\_ Deputy

*Alma R. Fox*  
*280*  
*Whitlock & Winterer*

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NUMERICAL ✓  
GENERAL ✓  
TAX REG. ✓  
PICTURED ✓

85246

STATE OF NEBRASKA, } SS  
SCOTTS BLUFF COUNTY }

Entered on ~~Numerical~~ Index and filed for record the 6 day of April, 1960 at 1:25 o'clock P.M., and recorded in Book 53 of MISCELLANEOUS on Page 250 of Alma R. Fox REGISTER OF DEEDS

By \_\_\_\_\_ Deputy

*Whitlock & Winterer*  
*Box 419*  
*150*