

Filing Receipt

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33 Accounts listed.

any of the above described tract to prosecute any proceedings in law or in equity against the person, persons, firm or corporation violating any such covenants or restrictions, either for the purpose of enforcing such conditions, preventing such violation, removing such violation or to recover damages of other does for such violation.

12. Invalidation of any one or more of these restrictions or covenants by judgment of a Court having competent jurisdiction shall in no wise affect any other covenant or restriction not deemed unlawful; which restrictions not so deemed unlawful shall remain in full force and effect.

The Purchaser shall acquire an undivided 1/28th interest in and to the existing water system that services the property covered by this Contract, and the acceptance of this Contract and the subsequent Deed acknowledges that there is a 30-foot easement across the front of the property for road and utility purposes which is shared by other owners in the area.

It is understood and agreed that there is a first lien indebtedness upon the above described property and Seller agrees during the term of this Contract to make the installments due and payable on said first lien indebtedness as the payments are made under this Contract. It is understood by the Purchaser that the FEDERAL LAND BANK will have to approve the issuance of a Deed to Purchaser as a result of the first lien that they hold on the property.

Seller further agrees at time of delivery of Deed as above set out he will, if Purchaser so desires and at Purchaser's sole expense, deliver to Purchaser an Owner's Title Insurance Policy showing good and marketable title in Seller at date of this Contract, such policy to be subject to all recorded restrictions and zoning ordinances now of record affecting title to said property.

As hereinafter provided, Purchaser agrees to pay before same becomes delinquent any and all taxes and assessments against the above property.

The 1/28 interest in the water system is a license and incident of ownership of this property and passes with title to the property both equitable and legal.