

conveyance this day being made by me unto Gertrude S. Peterson of a tract of land containing 4.51 acres.

It is understood and agreed that the grantee herein accepts this conveyance subject to any mortgage obligations which may be against or upon any of the said lands.

It is understood and agreed that the said John Peterson is to sell and convey the said lands or any part thereof by proper deed or deeds and use all of the proceeds thereof first paying all mortgage obligations, including any taxes which may be due or which may become due and then he is to pay out of my share or interest being here conveyed any and all of my personal contract debts, such sales by him may be at either public or private sale as he thinks best and a deed of conveyance or deeds of conveyance by him shall be sufficient to pass title to the said lands, or any part thereof. And it is further understood that the purchaser or purchasers of any of the said lands shall not be responsible or liable for the faithful performance of his duty by the said John Peterson.

When all of the debts as heretofore provided have been paid the said John Peterson is to pay unto the grantor which is to say, Lynell Peterson or such person or persons as he may in writing direct my share of the net proceeds of such sale or sales.

The above described land is _____ the same conveyed to me by _____
 _____ on the _____ day of _____
 19 _____, deed recorded in office Register of Mesne Conveyance for _____
 _____ County, in Book _____ Page _____

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the Premises before mentioned unto the said _____

John Peterson, his

 Heirs and Assigns forever.
