

of this document. However, it is understood and agreed by the parties that certain work to the plumbing and to the furnace have not been completed. Buyer accepts the premises with the known defects upon the understanding and agreement that said items are being repaired or will be repaired at Seller's expense. It is agreed that any amounts due pursuant to Paragraph 2(a) in excess of the liens to be discharged as per that Paragraph shall be applied to the expenses of the repairs. If the expense of said repairs exceed any amounts available pursuant to Paragraph 2(a), Seller agrees to have said repairs paid for not later than the date all payments are required pursuant to Paragraph 2(a).

13. Existing Escrow. The parties understand that in connection with the first mortgage indebtedness with Collateral Investment Company, there is maintained an escrow account for the payment of taxes and hazard insurance. At the time of the execution of this agreement, there is on deposit with Collateral Investment Company in said escrow account One Hundred Fourteen and 58/100ths Dollars (\$114.58). Upon the delivery of the deed by Seller pursuant to this agreement, Buyer shall be obligated, in addition to all other amounts due hereunder, to pay to Seller the amount of \$114.58 in payment of the escrow account notwithstanding the fact that said escrow account may have a balance which is larger or smaller at the time of the delivery of said deed. Seller agrees to execute all documents necessary to transfer said escrow account at the time of delivery of the deed. The provisions of this paragraph shall not affect proration of taxes as may otherwise be agreed upon by the parties.

14. Realtor's Commission. The parties understand and agree that Century 21 - Terrell Team has earned a commission of One Thousand, Five Hundred Seventy-five Dollars (\$1,575.00) on this transaction. This commission shall be paid as provided in Paragraph 1(c). In the event of pre-payment by Buyer, or upon payment of the remaining balance due ten (10) years hereafter as provided in Paragraph 1(c) any remaining unpaid commissions shall be immediately due and payable.

15. Execution of Deed. Seller hereby agrees to execute a deed to be held in escrow by Timothy H. Farr, Attorney, to be delivered to Buyer upon compliance with the terms of this Bond for Title.

IN WITNESS WHEREOF, Buyer and Seller have caused this Bond for Title to be executed in duplicate this 30<sup>th</sup> day of July, 1982.

In the presence of:

Rebecca McGuire

David R. Walden

Bill C. Harris

Norman J. Walden

SELLER

Mary A. Williams

Dean C. Anest  
(Dean C. Anest)

B. ...

Linda Jean Anest  
(Linda Jean Anest)  
BUYER