

Land Installment Contract

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This agreement, entered into at Painesville, Ohio, by and between GLORIA J. ELSERSIC, hereinafter called the Vendor, whose P. O. address is Box 4 Beaverdale, Pa., and DEBORAH M. ELSERSIC, hereinafter called the Vendee, whose P. O. address is 13092 Girdled Rd. Painesville, Ohio

Witnesseth:

That in consideration of the mutual promises of the parties herein contained, the Vendor agrees to sell and convey, and the Vendee agrees to purchase and pay for, upon and under the provisions, terms and conditions herein expressed, the following described real property, situated in the City or Township

ONNALINDA, County of CAMBRIA, and State of PA. DE. E.

further described as follows, to-wit: (Legal Description) Property known as DEER LODGE INN 6/10 of acre of land 30x50 Garage establishment known as DEER LODGE INN all contents of said Buildings

EXTRACT FROM THE RECORD
ENTERED THIS 24th DAY OF
January A. D. 2003
Andres E. Lino
Recorder of Deeds

together with all the hereditaments and appurtenances thereof, but subject to all legal highways.

The Vendee agrees to pay for said property the sum of
Twenty-four thousand Dollars (\$ 24,000), and in addition the following shall
constitute charges or fees for services which are includible in the contract separate from and in addition to the contract
price:

The sum of Six thousand Dollars (\$ 6,000),
has been paid by the Vendee upon the signing of this contract, the receipt of which is hereby acknowledged, leaving a
principal balance owed by the Vendee of Eightteen thousand Dollars (\$ 18,000),
bearing interest at the rate of -0- per cent per annum, principal and interest being payable in
consecutive -3- installments of Six thousand Dollars (\$ 6,000),
each on the 30th day of each Oct. , beginning Oct. 30, 19 90.
Said payments shall be applied first to interest and the balance to principal, interest to be ratably reduced from and
after each part payment of principal. Additional partial payments or entire payment of the principal may be made
at any time.

The Vendor agrees to furnish, as soon as the same can reasonably be procured, an abstract or guarantee of
title, statement of title, title insurance, or such other evidence of title as is in accordance with the prevailing custom
in the area where the property is located, which said evidence shall show a marketable title to the said property, free
and clear from all encumbrances, except: N/A

and except legal highways, building and zoning regulations, restrictions and easements of record, and except taxes,
assessments, and other governmental charges against the property which shall be the responsibility of the Vendee
from Oct. 31, 19 92, and thereafter.

VENDOR ~~X~~ shall provide and maintain fire and extended insurance coverage for the improvements on the prop-
erty, in an amount not less than the purchase price balance, in companies satisfactory to the Vendor, with loss
payable to Vendor and Vendee, as their interests appear. The policy shall be delivered to and held by Vendor.

Said property is subject to the following encumbrance(s):

VENDEE SHALL NOT TAKE POSSESSION OF SAID PROPERTY UNTIL

FINAL PAYMENT

28 Sept. 1992 Paid in Full

Vendor agrees that if Vendor defaults on any mortgage on the property, Vendee may pay on said mortgage and receive
credit on payments due under this contract.

Said property is subject to the following pending orders of public agencies:

N/A

Upon fulfillment of Vendee's obligations under the terms of this contract, Vendor agrees to convey said
property to Vendee by deed of general warranty, with release of dower, if any, or by such other deed as is available
should Vendor be legally unable to deliver a deed of general warranty.

If any installment payment to be made by the Vendee under the terms of this contract is not paid by the
Vendee when due or within thirty (30) days thereafter, the Vendor may initiate forfeiture of the interest of the Vendee
in default, as provided by law.

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In Witness Whereof, the Vendor and Vendee have executed this contract in duplicate

this 30th day of Oct., 1989.

Signed and acknowledged in the presence of

RICK F. ELSERSIC

CATHY A. ELSERSIC

State of
County of

DIANNA BALL
Notary Public, State of Ohio
My Commission expires April 13, 1993
(Recorded in Lake County)

ss:

Be It Remembered, That on the 30th day of October, 1989,
before me, the subscriber, a
in and for said County and State, personally came Gloria J. ELSERSIC & Deborah M. ELSERSIC

the Vendor and Vendee in the foregoing land installment contract, and acknowledged the signing thereof
to be a Free voluntary act and deed.

In Testimony Whereof, I have hereunto subscribed
my name and affixed my official seal on the day
and year last aforesaid.

Gloria J. ELSERSIC

GLORIA J. ELSERSIC

Deborah M. ELSERSIC

DEBORAH M. ELSERSIC

This instrument was prepared by VENDOR & VENDEE

I hereby certify that the precise residence
of the within named Grantee is:

13092 Girdled Rd
Painesville, OH 44077
For Grantee

