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Recorded at Request of ALTA TITLE CO.

at 10:54 a.m. on Jan 12, 1975

Cheryl Barrington, Recorder

"THIS IS A LEGALLY BINDING CONTRACT. IF NOT UNDERSTOOD, SEEK COMPETENT ADVICE." Date

10/23
JAN 12 1975

UNIFORM REAL ESTATE CONTRACT

1. THIS AGREEMENT, made in duplicate this 27 day of August, A. D. 1975, by and between Richard C. Walton and Jerry T. Walton, his wife, joint tenants hereinafter designated as the Seller, and Charles Marvin Clegg and Sherril A. Clegg, his wife, as joint tenants with full right of survivorship. hereinafter designated as the Buyer, of 265 East 13275 South, Draper, Utah

2. WITNESSETH: That the Seller, for the consideration herein mentioned agrees to sell and convey to the buyer, and the buyer for the consideration herein mentioned agrees to purchase the following described real property, situate in the county of Salt Lake, State of Utah, to-wit: 265 East 13275 South, Draper, Utah
More particularly described as follows:

Commencing 921 ft North and 1914.38 ft East from the Southwest Corner of Section 31, Township 3 South, Range 1 East, Salt Lake Base and Meridian and running thence North 258.75 ft; thence East 336.38 ft; thence South 258.75 ft; thence West 336.38 ft. to the point of beginning, together with 2 shares of stock in Draper Irrigation Co. Subject to and together with a 50 ft right-of-way, the center line of which is described as follows: Beginning at a point 921 ft North from the said Southwest Corner of Section 31, and running thence East 158 rods to the West Boundary of 300 East Street.

3. Said Buyer hereby agrees to enter into possession and pay for said described premises the sum of Forty Six Thousand Five Hundred and no/100----- Dollars (\$ 46,500.00)

payable at the office of Seller, his assigns or order Salt Lake City, Utah strictly within the following times, to-wit: Ten Thousand Dollars (\$ 10,000.00)

cash, the receipt of which is hereby acknowledged, and the balance of \$ 36,500.00 shall be paid as follows: Side note of \$5,000.00 secured by title to the land described above and payable at rate of \$100.00 per month commencing November 1, 1975, with interest at 10% on the deferred balance.

The balance of \$31,500 payable at \$339.59 per month commencing on November 1, 1975.

Possession of said premises shall be delivered to buyer on the first day of October, 1975.

4. Said monthly payments are to be applied first to the payment of interest and second to the reduction of the principal. Interest shall be charged from the date of possession on all unpaid portions of the purchase price at the rate of ten per cent (10 %) per annum. The Buyer, at his option at anytime, may pay amounts in excess of the monthly payments upon the unpaid balance subject to the limitations of any mortgage or contract by the Buyer herein assumed, such excess to be applied either to unpaid principal or in prepayment of future installments at the election of the buyer, which election must be made at the time the excess payment is made.

5. It is understood and agreed that if the Seller accepts payment from the Buyer on this contract less than according to the terms herein mentioned, then by so doing, it will in no way alter the terms of the contract as to the forfeiture hereinafter stipulated, or as to any other remedies of the seller.

6. It is understood that there presently exists an obligation against said property in favor of Draper Bank and Trust Company with an unpaid balance of \$ 10,492.04, as of August 15, 1975.

7. Seller represents that there are no unpaid special improvement district taxes covering improvements to said premises now in the process of being installed, or which have been completed and not paid for, outstanding against said property, except the following NONE

8. The Seller is given the option to secure, execute and maintain loans secured by said property of not to exceed the then unpaid contract balance hereunder, bearing interest at the rate of not to exceed ten percent (10 %) per annum and payable in regular monthly installments; provided that the aggregate monthly installment payments required to be made by Seller on said loans shall not be greater than each installment payment required to be made by the Buyer under this contract. When the principal due hereunder has been reduced to the amount of any such loans and mortgages the Seller agrees to convey and the Buyer agrees to accept title to the above described property subject to said loans and mortgages.

9. If the Buyer desires to exercise his right through accelerated payments under this agreement to pay off any obligations outstanding at date of this agreement against said property, it shall be the Buyer's obligation to assume and pay any penalty which may be required on prepayment of said prior obligations. Prepayment penalties in respect to obligations against said property incurred by seller, after date of this agreement, shall be paid by seller unless said obligations are assumed or approved by buyer.

10. The Buyer agrees upon written request of the Seller to make application to a reliable lender for a loan of such amount as can be secured under the regulations of said lender and hereby agrees to apply any amount so received upon the purchase price above mentioned, and to execute the papers required and pay one-half the expenses necessary in obtaining said loan, the Seller agreeing to pay the other one-half, provided however, that the monthly payments and interest rate required, shall not exceed the monthly payments and interest rate as outlined above.

11. The Buyer agrees to pay all taxes and assessments of every kind and nature which are or which may be assessed and which may become due on these premises during the life of this agreement. The Seller hereby covenants and agrees that there are no assessments against said premises except the following: NONE

The Seller further covenants and agrees that he will not default in the payment of his obligations against said property.

3094437 PAGE 250

12. The Buyer agrees to pay the general taxes after, 1975. The 1975 taxes shall be prorated as of the date of this agreement.

13. The Buyer further agrees to keep all insurable buildings and improvements on said premises insured in a company acceptable to the Seller in the amount of not less than the unpaid balance on this contract, or \$ 30,000.00 and to assign said insurance to the Seller as his interests may appear and to deliver the insurance policy to him.

and to assign said insurance to the Seller as his interests may appear and to deliver the insurance policy to him.

14. In the event the Buyer shall default in the payment of any special or general taxes, assessments or insurance premiums as herein provided, the Seller may, at his option, pay said taxes, assessments and insurance premiums or either of them, and if Seller elects so to do, then the Buyer agrees to repay the Seller upon demand, all such sums so advanced and paid by him, together with interest thereon from date of payment of said sums at the rate of $\frac{1}{4}$ of one percent per month until paid.

15. Buyer agrees that he will not commit or suffer to be committed any waste, spoil, or destruction in or upon said premises, and that he will maintain said premises in good condition.

16. In the event of a failure to comply with the terms hereof by the Buyer, or upon failure of the Buyer to make any payment or payments when the same shall become due, or within thirty days thereafter, the Seller, at his option shall have the following alternative remedies:

A. Seller shall have the right, upon failure of the Buyer to remedy the default within five days after written notice, to be released from all obligations in law and in equity to convey said property, and all payments which have been made theretofore on this contract by the Buyer, shall be forfeited to the Seller as liquidated damages for the non-performance of the contract, and the Buyer agrees that the Seller may at his option re-enter and take possession of said premises without legal processes as in its first and former estate, together with all improvements and additions made by the Buyer thereon, and the said additions and improvements shall remain with the land, become the property of the Seller, the Buyer becoming at once a tenant at will of the Seller: or

B. The Seller may bring suit and recover judgment for all delinquent installments, including costs and attorneys fees. (The use of this remedy on one or more occasions shall not prevent the Seller, at his option, from resorting to one of the other remedies hereunder in the event of a subsequent default): or

C. The Seller shall have the right, at his option, and upon written notice to the Buyer, to declare the entire unpaid balance hereunder at once due and payable, and may elect to treat this contract as a note and mortgage, and pass title to the Buyer subject thereto, and proceed immediately to foreclose the same in accordance with the laws of the State of Utah, and have the property sold and the proceeds applied to the payment of the balance owing, including costs and attorney's fees; and the Seller may have a judgment for any deficiency which may remain. In the case of foreclosure, the Seller hereunder, upon the filing of a complaint, shall be immediately entitled to the appointment of a receiver to take possession of said mortgaged property and collect the rents, issues and profits therefrom and apply the same to the payment of the obligation hereunder, or hold the same pursuant to order of the court; and the Seller, upon entry of judgment of foreclosure, shall be entitled to the possession of the said premises during the period of redemption.

17. It is agreed that time is the essence of this agreement.

18. In the event there are any liens or encumbrances against said premises other than those herein provided for or referred to, or in the event any liens or encumbrances other than herein provided for shall hereafter accrue against the same by acts or neglect of the Seller, then the Buyer may, at his option, pay and discharge the same and receive credit on the amount then remaining due hereunder in the amount of any such payment or payments and thereafter the payments herein provided to be made, may, at the option of the Buyer, be suspended until such time as such suspended payments shall equal any sums advanced as aforesaid.

19. The Seller on receiving the payments herein reserved to be paid at the time and in the manner above mentioned agrees to execute and deliver to the Buyer or assigns, a good and sufficient warranty deed conveying the title to the above described premises free and clear of all encumbrances except as herein mentioned and except as may have accrued by or through the acts or neglect of the Buyer, and to furnish at his expense, a policy of title insurance in the amount of the purchase price or at the option of the Seller, an abstract brought to date at time of sale or at any time during the term of this agreement, or at time of delivery of deed, at the option of Buyer.

20. It is hereby expressly understood and agreed by the parties hereto that the Buyer accepts the said property in its present condition and that there are no representations, covenants, or agreements between the parties hereto with reference to said property except as herein specifically set forth or attached hereto _____.

21. The Buyer and Seller each agree that should they default in any of the covenants or agreements contained herein, that the defaulting party shall pay all costs and expenses, including a reasonable attorney's fee, which may arise or accrue from enforcing this agreement, or in obtaining possession of the premises covered hereby, or in pursuing any remedy provided hereunder or by the statutes of the State of Utah whether such remedy is pursued by filing a suit or otherwise.

IN WITNESS WHEREOF, the said parties to this agreement have hereunto signed their names, the day and year

IN WITNESS WHEREOF,
first above written.
Signed in the presence of

presence of 

ement have hereunto signed their names, the day

Richard B. Walton

Dr
Salla

STATE OF UTAH /)
: ss

County of Salt Lake)

On the 28 day of August, 1975, personally appeared before me Richard C. Walton and Jerry T. Walton, his wife; and Charles Marvin Clegg and Sherril A. Clegg, his wife; the signers of the within instrument who duly acknowledged to me that they executed the same.

Notary Public

My Commission Expires: Residing At:

Salt Lake City

Uniform Real Estate Contract

2

BOOK 4437 PAGE 251