

# Real Estate Proposition

## A Guaranteed Investment

Your principal and profit guaranteed by George H. Knollenberg, and the Dickinson Trust Company, of Richmond, Indiana.

### You Cannot Lose

There is offered for immediate sale twenty fully improved building lots on South Eighth Street, in the City of Richmond, at prices conservatively based on present values of real estate in this city. These lots are very desirable and we guarantee

### Your Money Back Plus 25% In Five Years if YOU so Desire

The paving of South Eighth Street, and the proposed extension of the line of street railway will each enhance the value of these lots, and within one year from this date.

The tract offered for sale is twenty of the twenty-four lots comprising the George H. Knollenberg's Sub-division of lots two and three (2 and 3) and east part of lot four (4), Town of Oakland, now a part of the City of Richmond, the same sub-division bounded on the North by South "H" Street, on West by South Eighth Street, on South by South "J" Street, and on West by Second alley east of and parallel to South Eighth Street. The above location gives an ideal site for residence purposes.

### A Bonus if You Build

If you contemplate building a home within the next few years, buy one of these lots NOW, and if you build a house on it costing not less than \$750.00 within two years from date of your deed, you will be paid a bonus or remitter of ten per cent of the price you paid for your lot.

### Lots Range in Price from \$400.00 to \$850.00 Only Twenty Lots

This is believed to be an unusual opportunity. Elsewhere in this advertisement is found copy of contract which the owner proposes to execute to the purchaser of lot, same containing guarantee of Dickinson Trust Company as indicated at end of sample contract. The purchaser will be provided without additional cost to him with abstract of title prepared by the Wayne County Abstract Company, and validity of title is certified by Messrs. Gardner, Jessup & White, Attorneys.

### Act Now

### There are But Twenty Chances

To see these lots take South Eighth Street Car to "H" Street. Applications for lots to be received at the office of John E. Peltz or at office of George H. Knollenberg.

### Salesman on Lots Tonight

**GEO. H. KNOLLENBERG, Owner**  
**JOHN E. PELTZ, Agent, 626½ Main St.**  
**DICKINSON TRUST COMPANY**

(Copy of letter)—

Richmond, Indiana, June 24th, 1913.

George H. Knollenberg, Esq., Richmond, Indiana.

Dear Sir:—Respecting title to lots, twenty-four in number, comprising the George H. Knollenberg Sub-division of lots two and three and east part of four, Town of Oakland, now a part of the City of Richmond, of Wayne County, Indiana excepting lots four, seven, eight and nine, the twenty remaining lots standing in your name, permit us to advise that you are possessed of good and merchantable title in said twenty lots, and same are free and clear of all encumbrances save and except taxes, second installment 1912, and taxes for the year 1913, neither of which however is delinquent. Your warranty deed will convey fee simple title to purchaser.

Very truly yours,  
GARDNER, JESSUP & WHITE, Attorneys.

# Contract and Agreement

## In Matter of Sale of Real Estate

Richmond, Indiana,.....1913

THIS CONTRACT AND AGREEMENT, made on the day above stated, by and between George H. Knollenberg, party of the first part, and..... party of the second part, both of the City of Richmond, Indiana, WITNESSETH:

That whereas, said party of the first part has this day sold and delivered to said party of the second part, the following described real estate, situated in the City of Richmond, of Wayne County, State of Indiana, to-wit: Being lot number..... in George H. Knollenberg's Sub-division of lots Two (2), and Three (3), and East part of lot Four (4), Town of Oakland (now part of City of Richmond), of the said County and State; and That whereas, said party of the second part has paid therefore to the said party of the first part the sum of.....Dollars, the receipt of which is hereby acknowledged;

NOW THEREFORE, for and in consideration of the said purchase being made as aforesaid, and in consideration of the said purchase price being paid as aforesaid, said party of the first part hereby and herewith agrees, contracts and binds himself as follows, to-wit:

FIRST: That should said real estate five (5) years from the date hereof be then and there free and clear of any and all incumbrances, save and except current taxes, not delinquent, and public improvement assessments not then delinquent, and should said party of the second part desire to make sale of the said real estate, at the end of said term of five years, said party of the first part upon delivery to him of the good and sufficient warranty deed for said real estate together with the abstract of title showing title in party of second part according to the terms hereof, said party of the first part agrees to accept such deed at once and to make payment in cash for said real estate in the sum of.....Dollars.

OR SECOND: That the said party of the first part contracts and agrees that should the said party of the second part construct any improvement upon said real estate in the way of a residence, such residence to be of cost of not less than Seven Hundred and Fifty Dollars, and such residence being constructed within the term of two (2) years from this date, then and in such event said party of the first part contracts and agrees to make payment in cash to the said party of the second part in the sum of.....Dollars.

It is agreed by the both parties to this contract that time is of the essence of this contract; and further that the rights and privileges hereof extended to the said party of the second part and to his legal heirs at law and to his grantees or assigns; and that the election and option of the said party of the second part to take under either clause of the above provision is a complete release to the said party of the first part from any further and additional liability hereunder upon his compliance therewith.

IN WITNESS WHEREOF, parties have hereunto set their hands on the day above stated.

.....  
Party of the First part.

.....  
Party of the Second part.

Richmond, Indiana,.....1913

Dickinson Trust Company, of Richmond, Indiana, for value received, hereby and hereunto guarantees the faithful performance of the above contract on the part of the above party of the first part, said George H. Knollenberg.

DICKINSON TRUST COMPANY,

By.....  
President.