

CANCELLATION OF LAND CONTRACT

This Cancellation of Land Contract is made this _____, 20_____, between _____ (“Seller”), whose address is _____, and _____ (“Buyer”), whose address is _____, under the following circumstances:

A. By Land Contract dated _____ and recorded in Volume _____, Page _____, of the Mortgage Records of _____, County, Ohio, Seller agreed to sell to Buyer the real property described in Exhibit A attached to this Cancellation of Land Contract.

B. Seller and Buyer now desire to cancel and terminate the Land Contract.

NOW, THEREFORE, in consideration of the mutual promises set forth in this instrument and for other valuable consideration paid, the parties agree as follows:

1. The Land Contract is cancelled and terminated, effective on the date first written above.
2. The parties are released from all liabilities and obligations under the Land Contract, from and after the effective date of this instrument.
3. Upon the execution of this instrument, Buyer shall pay Seller the sum of \$ _____ as consideration for this cancellation of the Land Contract.

SIGNED as of the date first written above.

Seller

Buyer

Sworn to before me and subscribed in my presence this _____ day of _____, 20__.

Signature of Notary Public