This agreement made this nineteenth day of March, nineteen hundred and eighteen, between Herman B. Walker and D.A. Dorsey, witnesseth as follows:

The said Herman B. Walker agrees to sell to the said D.A. Dorsey, under the conditions herein stated, the following described real estate, situate lying and being in Dade county, Florida, and described as follows, to wit: All that portion of Section 10, Township 54 South of Range 42 East, lying south of a line which is 500 feet south of and parellel to the south boundary line of the United States Government reservation in said Section 10, Township 54 South of Range 42 East, containing thirty acres, more or less, with full riparian rights appurtenant and belonging thereto, for the consideration following: One hundred dollars cash, the receipt whereof is hereby acknowledged; ~~one thousand dollars~~ nine hundred dollars cash on March 23, 1918, provided the said Walker shall by that time have deposited in the Fidelity Bank and Trust Company a good and sufficient deed conveying the above-described premises to the said D.A. Dorsey, together with an abstract showing good title in him to the said land; otherwise said nine hundred dollars cash to be paid as soon as said deed and abstract are so deposited; seven thousand dollars cash to be paid on or before thirty days from date; and also the following conveyances from said D.A. Dorsey and wife to the said Walker:

A waranty deed from said Dorsey and wife conveying lots 12, 13 and 14, in Pierce's Sub Division, in Section 25, Township 54 South, Range 41 East; 6000

Also a waranty deed from the said D.A. Dorsey and wife conveying to the said Walker lots 3,4,5, 6 and 7 of Johnson & Waddell's Sub Division, in Section 25, Township 54 South, Range 41 East; 3000

And also a waranty deed from the said D.A. Dorsey and wife conveying the two certain tracts of land near Lemon City, Florida, heretofore deeded to the said Dorsey by John Sawyer, and containing about four and one-half acres in the aggregate; 1000

The said several deeds from the said Dorsey and wife to the said Walker together with abstracts showing good title to same to be deposited in the Fidelity Bank and Trust Company in escrow within said thirty days from date, to be delivered to the said Walker upon the complete carrying out of this agreement.

It is understood and agreed between the said parties that the said land agreed to be conveyed by the said Walker to the said Dorsey is subject to two certain mortgages described as follows, to wit: one in favor of the Fidelity Loan and Investment Company, for two thousand dollars, dated April , 1917, and securing a promissory note of even date for two thousand dollars, patable

two years after date, with interest at eight per cent., and one for four thousand, five hundred and thirty dollars, in favor of Ira M. Carr, dated May , 1917, securing several promissory notes aggregating four thousand, five hundred and thirty dollars, payable in two years, with eight per cent. interest; which said several mortgages the said Dorsey assumes and agrees to pay off and discharge as a part of the purchase price of said land, the said mortgages, however, agreeing to pay the interest on each of said and the said Herman B. Walker upon the making of the payments and the execution and delivery of the deeds above described, by the said Dorsey and wife, covenants and agrees to convey the first above described real estate by good and sufficient deed with full covenants of waranty to the said D.A. Dorsey.

It is understood and agreed that in the event the said D.A. Dorsey shall fail or refuse to carry out this agreement in full, by making all of the payments and conveyances on his part agreed to be made, at the times herein stated, then the said one hundred dollars cash paid upon the execution of this agreement, and the said nine hundred dollars cash to be paid on the 23d of March, 1918, shall be forfeited to and remain the property of the said Herman B. Walker as liquidated damages for the breach of this agreement.

It is further understood and agreed that all the terms and stipulations of this agreement shall be binding upon the heirs, executors, administrators and assigns of both the parties hereto.

In testimony whereof the said parties have hereto set their hands and seals to this agreement in duplicate, at Miami, Florida, this nineteenth day of March, nineteen hundred and eighteen.

Signed, sealed and delivered
in the presence of

J. Emmet Wolfe
Roy D. Marsh

~~[illegible]~~ Herman B. Walker (Seal)
D A Dorsey (Seal)