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CONTRACT TO PURCHASE

THIS INDENTURE made and entered this 19<sup>th</sup> day of April, 1971, by and between San Miller, a single man, of the City of Yermo, County of San Bernardino, State of California, Party of the First Part, herein called Seller, and Inez Thomas, a single woman, of the City of Caliente, County of Lincoln, State of Nevada, Party of the Second Part, hereinafter called Purchaser:

W I T N E S S E T H :

WHEREAS, Seller desires to sell the within-described premises ; and

WHEREAS, Buyer desires to purchase said premises: and

WHEREAS Seller must first probate the Estate of DeLora Murphy Miller; and

WHEREAS said probate will take not less than three months; and

WHEREAS, the said premises are not now occupied and are subject to vandalism if left unattended:

IT IS HEREBY agreed as follows:

1.

The Seller agrees to sell to the purchaser all that certain real property situate in the City of Caliente, County of Lincoln, State of Nevada, more particularly described as follows, to-wit:

All of the Easterly forty (40) feet of Lot Fourteen (14) in Block B, also the West Sixteen (16) feet of Lot Fifteen (15) of said Block B, as platted in the Official Plat of the West End Addition to the City of Caliente, now on file in the office of the County Recorder of Lincoln County, Nevada, together with any and all improvements situated thereon.

2.

The Purchaser agrees to pay the sum of \$5,500.00 to the Seller in

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the manner following:

\$500<sup>00</sup>

- a. To pay to Raymond Free, Esq., to hold in trust until the Estate of Delora Murphy Miller has been fully settled and distributed unto the Seller.
- b. To pay to the Seller the further sum of \$5,000.00 to Raymond Free, Esq. to hold in trust to be distributed as hereinafter set forth.

3.

The parties hereto direct and instruct the said Raymond Free to disburse the said \$5,500.00 in the manner following:

- a. To pay all costs, fees and creditors' claims of said estate.
- b. To pay to Wesley Holt all moneys due him under that certain judgment made and entered by the above entitled Court on the 19 day of April, 1971, and recorded in Book \_\_\_\_\_ at page \_\_\_\_\_ records of the Lincoln County Recorder upon the said Wesley Holt recording a Satisfaction of Judgment.
- c. To pay the balance thereof to the Seller.

4.

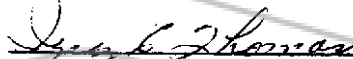
Seller agrees to execute and deliver to the Purchaser a Grant, Bargain and Sale Deed conveying all his right, title and interest in and to said premises upon the Purchaser paying said sums as hereinabove set forth.

5.

It is specifically understood and agreed that upon the execution of this agreement, the Purchaser may enter upon and take exclusive possession of said premises and no further personal, real or mixed property will be removed from the premises.


1 IN WITNESS WHEREOF we have hereunto set our hands the day and year  
2 first above written.

3   
4 SAM MILLER - Seller

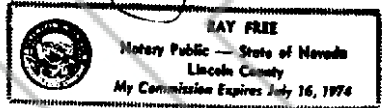
5   
6 INEZ THOMAS - Purchaser

7 STATE OF NEVADA)  
8 : SS  
9 COUNTY OF LINCOLN)

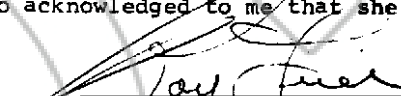
10 On the 19<sup>th</sup> day of April, 1971, personally appeared before me, a  
11 Notary Public, SAM MILLER, who acknowledged to me that he executed  
12 the above instrument.

13   
14 Notary Public

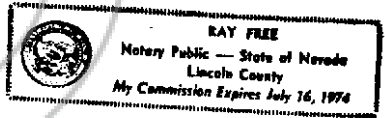
15 STATE OF NEVADA)  
16 : SS  
17 COUNTY OF LINCOLN)



18 On the 19<sup>th</sup> day of April, 1971, personally appeared before me, a  
19 Notary Public, INEZ THOMAS, who acknowledged to me that she execut-  
20 ed the above instrument.

21   
22 Notary Public

23 No. 100845  
24 RECORDED AND INDEXED AT REQUEST OF  
25 Raymond Free  
26 April 19, 1971  
27 AT 37 MINUTES PAST 4 O'CLOCK  
28 P.M. IN BOOK 1 OF OFFICIAL  
29 RECORDS, PAGE 185-187 LINCOLN  
30 COUNTY, NEVADA.



31   
32 COUNTY RECORDER