

JOINT TENANCY DEED

THIS INDENTURE made this 3rd day of August A.D. 1971, between Harold A. Williams and Estella J. Williams, husband and wife,

and Robert R. Maxey and Carol A. Maxey, husband and wife, of 2620 Cabot Street, Las Vegas, Nevada, 89102,

as joint tenants with right of survivorship, the parties of the second part,

WITNESSETH: That the said parties of the first part in consideration of the sum of Ten dollars (\$ 10.00), lawful money of the United States of America, and other and further valuable consideration to them paid by the said parties of the second part, the receipt whereof is hereby acknowledged, do by these presents, GRANT, BARGAIN and SELL, unto the said parties of the second part, as Joint Tenants and not as Tenants in Common, and to the survivor of them and the heirs and assigns of such survivor forever, all that

certain lot, piece, or parcel of land situate in the County of Lincoln, State of Nevada, and bounded and described as follows: A parcel of land containing 5 acres, more or less situate in the Northeast corner of U.S. Government Lot Numbered Six (6) in Section 2, T4N., R67E., MDE&M., described as follows:

Beginning at the Northeast corner of said Lot No. 6, running thence South along the dividing line between said Lot 6 and Lot 7 of said Section 2, a distance of 330 feet, thence running West at right angles 660 feet, thence North at right angles 330 feet to the dividing line between Lot 6 and Lot 3, thence East along said dividing line 660 feet to the place of beginning.

SUBJECT TO conditions contained on page 2 hereof.

TOGETHER with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversions, remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD all and singular the said premises together with the appurtenances unto the said parties of the second part as Joint Tenants and to the survivor of them and the heirs and assigns of such survivor forever.

IN WITNESS WHEREOF the said parties of the first part have hereunto set their hands as of the day and year first above written.

STATE OF NEVADA)

) ss.

COUNTY OF Lincoln)

On this 3rd day of August, A.D. 1971, before me, the County Recorder in and for said County and State, personally appeared Harold A. Williams and Estella J. Williams, husband and wife,

known to me to be the persons described in and who executed the foregoing instrument, who (jointly and severally) acknowledged to me that they executed the same freely and voluntarily and for the uses and purposes therein mentioned.

Erin D. ...
County Recorder

Harold A. Williams
Harold A. Williams

Estella J. Williams
Estella J. Williams

(THIS SPACE FOR RECORDER'S USE ONLY)

No. 50618
FILED AND RECORDED AT REQUEST OF
Robert R. Maxey
August 3, 1971
AT 55 MINUTES PAST 9 O'CLOCK
A.M. IN BOOK 2486249 OF OFFICIAL
RECORDS, PAGE _____ LINCOLN
COUNTY, NEVADA.
Erin D. ...
COUNTY RECORDER

AUG 3
AUG 55
AUG 1971
REAL PROPERTY TAX
STATE OF NEVADA

Documentary Transfer Tax \$ 2.25
Computed on full value of property conveyed.
Robert R. Maxey
Signature of declarant

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32

1.

Said property shall be used exclusively for the development of permanent living quarters and/or vacation living quarters, including the use for domestic animals and other development consistent with ranchette and vacation home type use.

2.

Said property shall not be used for the development of any commercial type enterprise.

3.

No portion of said property shall be sold, leased, assigned or otherwise hypothecated which results in any parcel less than five acres.

4.

House trailers or non-permanent type buildings shall occupy the premises for a period of not longer than one year and then only during the construction of permanent type dwellings, except that for a period not to exceed three months (cumulative) of each calendar year, no more than two trailers at one time may be parked on each five acres, for the use of the owners and their guests for vacation purposes.

The conditions and restrictions in paragraphs 1, 2, 3 and 4 shall be considered as personal covenants for the benefit of the parties of the first part and their successors in title, if any, as the developer of the remaining unsold portion of Williams and Sons Ranch Estate, and may be enforced by the parties of the first part or their said successors in title, as such developers. For the violation of any of the conditions set forth in paragraphs 1, 2, 3 and 4 above, the party of the first party shall have the right:

(1) of action for liquidated damages in the sum of \$1,000.00 for each five acres conveyed hereunder, which is considered the present value of said property, and said liquidated damages shall be and remain a lien on the property herein described; or

(2) at the exclusive option of the first party to have the property immediately revert to the party of the first part, their successors and assigns, if any.