

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made this 7th day of July A. D. 1971 between Harold A. Williams and Estella J. Williams, husband and wife, the parties of the first part, and Roger D. Runkle of 2951 North Tonopah Highway, # 27, Las Vegas, Nev. 89108 the party 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, the receipt whereof is hereby acknowledged, do by these presents, GRANT, BARGAIN, AND SELL unto the said party of the second part and to his heirs, successors and assigns 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, to-wit:

The South one-half of the Northeast quarter (S½NE¼) of U. S. Government Lot Number 8, in Section 2, Township 4 North, Range 67 East., MDB&M.

EXCEPTING therefrom easement for present roadways, and also SUBJECT to the 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 party of the second part, and to his heirs, successors and assigns 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.

Handwritten signatures of Harold A. Williams and Estella J. Williams.

STATE OF NEVADA))ss. COUNTY OF Lincoln)

On this 7th day of July A.D. 1971, before me, a Notary Public 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.

Handwritten signature of Barbara S. Matthews, Notary Public.

Notary Public seal for Barbara S. Matthews, Lincoln County, Nevada, commission expires July 23, 1974.

Vertical stamp: AUG 24 1971, AUG 24 1971, AUG 24 1971, AUG 24 1971, AUG 24 1971.

Documentary Transfer Tax \$ 1.65 Computed on full value of property conveyed. [Signature]

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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.

No. 50701
FILED AND RECORDED AT THE OFFICE OF
Roger D. Runkle
August 24, 1971
15 MINUTES PAST 11 O'CLOCK
A. M. IN BOOK 2 OF OFFICIAL
RECORDS, PAGE 3686369 LINCOLN
COUNTY, NEVADA.
DOMINICK BELINGHER
COUNTY RECORDER

Roger D. Runkle
Deputy