

CONTRACT OF SALE

This contract, entered into this 26th day of September, 1972, between Preston R. Price and Lucille B. Price, his wife, of Panaca, Nevada, as the sellers, and Don Scott Wadsworth of Panaca, Nevada, as the purchaser;

*Don Scott Wadsworth*

WITNESSETH:

1.

The sellers agree to sell Lot #70 in Sun Gold Manor together with three bedroom house and improvements.

2.

The buyer agrees to pay the sellers the sum of Six Thousand Eight Hundred and No/100 (\$6,800.00) Dollars with One Thousand Five Hundred and No/100 (\$1,500.00) Dollars down, the receipt of which is hereby acknowledged by the sellers, and the balance of Five Thousand Three Hundred and No/100 (\$5,300.00) Dollars is to be paid in monthly installments of One Hundred and No/100 (\$100.00) Dollars, or more, per month. No interest on the balance. The first payment shall be made on December 1, 1972, and the subsequent payments on the 1st calendar day of each month.

3.

It is understood that all of the 1972 taxes due and owing on the property herein as of the date of transfer and conveyance shall be paid by Seller; thereafter all future taxes shall be paid by Buyer separate and apart from any monthly payments called for herein.

4.

It is further understood and agreed that if the purchasers shall fail for a period of sixty (60) days after the aforesaid installments are due and payable under the terms of this agreement on either principal, interest or assessments as may be advanced by Seller for the protection of the property described herein, then Seller shall be released from all obligations in law or equity to convey said property and Buyer shall forfeit all rights thereto, and any and all payments theretofore made by Buyer shall be considered as rent and compensation for the use and occupancy of said premises and shall be retained by Seller.

5.

Seller agrees to deliver to Buyer after all terms of the agreement are fulfilled, a good and sufficient deed conveying said real property free and clear of all encumbrances made, done or suffered by Seller.

6.

The Buyer shall be entitled to possession of the premises above described so long as the covenants and agreements of the agreement are performed and Buyer is not in default in the terms as herein set forth.

7.

The terms, conditions and covenants of this agreement shall be binding upon and shall inure to the benefit of the heirs, executors, administrators and assigns of the respective parties hereto.

8.

Buyer agrees to carry and maintain adequate insurance against loss of the premises by fire in the sum equal to the unpaid balance due on the purchase price, which said insurance shall be carried and maintained for the benefit of the Seller and Buyer as their respective interests herein appear.

IN WITNESS WHEREOF: The parties hereto have executed these presents in duplicate the day and year first above written.

Don Scott Wadsworth  
Buyer

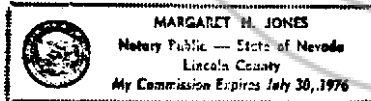
Robert R. Price  
Seller

Marcia R. Wadsworth  
Buyer

Louise B. Price  
Seller

STATE OF NEVADA )  
                          ) SS  
COUNTY OF LINCOLN )

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at my office in the County of Lincoln, State of Nevada, the day and year in this certificate first above written.



Margaret H. Jones  
Notary Public in and for Lincoln County, Nevada.

My Commission Expires: July 30, 1976

No. 52437

FILED AND RECORDED AT REQUEST OF  
Marcia Wadsworth

December 22, 1972

AT 30 MINUTES PAST 3 O'CLOCK

P.M. IN BOOK 6 OF OFFICIAL

RECORDS, PAGE 427 LINCOLN

COUNTY, NEVADA

DOMINICK BELINGHERI

County Recorder  
Deputy

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