

JOINT TENANCY DEED

THIS INDENTURE made this 6th day of July, A.D. 1973, between

Harold A. Williams and Estella J. Williams, husband and wife,

parties of first part,

and Ashley C. Rice and LeOra O. Rice, husband and wife, of 4325 Fulton Place,  
Las Vegas, Nevada 89107

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:

The South one-half of the Northeast quarter (S½NE¼) of U. S. government Lot numbered Six (6) in Section 2, Township 4 North, Range 67 East, M. D. B. & M.

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.

*Harold A. Williams*  
Harold A. Williams

*Estella J. Williams*  
Estella J. Williams

STATE OF NEVADA)  
COUNTY OF Lincoln ) ss.

On this 6th day of July A.D. 1973, 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.

*James H. Williams*  
County Recorder

\$ 275 N.R.P.T. Tax  
 Computed on full value conveyed  
*Ashley C. Rice* Declarant



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1.

Said property shall be use 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.

53087

No. \_\_\_\_\_  
FILED AND RECORDED AT REQUEST OF  
ASHLEY RICE  
JULY 6 1973  
AT 15 MINUTES PAST 12 O'CLOCK  
P.M. IN BOOK 7 OF OFFICIAL  
RECORDS, PAGE 545-546 LINCOLN  
COUNTY, NEVADA.

*David B. ...*  
COUNTY RECORDER