

PURCHASE CONTRACT

THIS AGREEMENT made and entered into this 26 day of June, 1973,  
by and between L. E. THURMAN, a married man, of Pioche, Lincoln  
County, Nevada, hereinafter called Seller, and FRANCIS BIGELOW

A SINGLE WOMAN

of

Las Vegas, Clark County, Nevada, hereinafter called Buyer:

WITNESSETH That the parties hereto, in consideration of their mutu-  
al promises to each other hereinafter stated have agreed and by  
these presents do agree as follows, to-wit:

Seller agrees to sell to Buyer and to his heirs and assigns forev-  
er all his right, title and interest in and to the following des-  
cribed parcel of land situate in Pioche, Lincoln County, Nevada:

All of Lot 45 in Block 19 in the Town of Pioche, County of Lin-  
coln, State of Nevada, together with any and all improvements  
thereon, being the sole and separate property of Seller.

Together with all and singular the tenements, hereditaments and ap-  
purtenances thereunto belonging or in anywise appertaining and the  
reversion and reversions, remainder and remainders, rents, issues  
and profits thereof and the furniture therein.

Buyer agrees to purchase said parcel of land and to pay to Seller  
therefor the principal sum of Two Thousand Dollars (\$2,000.00), to-  
gether with interest at the rate of six percent (6%) per annum on  
the unpaid declining balance, said principal and interest payable  
as follows: Four Hundred Dollars (\$400.00) forthwith, the receipt  
of which is hereby recognized; the further sum of Forty-eight and  
68/100 Dollars (\$48.68) or more, including interest, on or before  
the 1st day of August, 1973 and the further sum of \$48.68 or more,  
including interest, on or before the 1st day of each and every  
month thereafter until the entire balance of said principal sum and

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89043  
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1 interest has been paid in full; greater or more frequent payments  
2 may be made at any time without premium or fee, all of said pay-  
3 ments to be made to the Seller, P.O. Box 508 Pioche, Nevada 89043.

4  
5 Seller does hereby grant to Buyers the use, possession and enjoy-  
6 ment of said premises from and after the date hereof and continu-  
7 ing during the life of this agreement and Buyer hereby covenants  
8 and agrees he will not commit or permit any willful or voluntary  
9 waste in connection therewith, or erect, construct or maintain any  
10 nuisance thereon; however, Buyer may at his own expense make im-  
11 provements thereon.  
12

13 It is further understood and agreed that Buyer agrees to pay and  
14 discharge at maturity all taxes and assessments upon or against the  
15 premises now, or which may hereafter become due and payable; Buyer  
16 will at his own cost and expense keep the improvements on said pre-  
17 mises in good repair, reasonable wear thereof and damage by the  
18 elements excepted; that no building or improvement now existing,  
19 or that may be hereafter placed or rected upon said premises shall  
20 be removed therefrom until the said purchase price shall have been  
21 paid, but shall remain on said ground and in case of forfeiture or  
22 default, revert to Seller.  
23  
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25 When Buyer, his heirs or assigns shall have fulfilled all of the  
26 terms and conditions of this agreement, as specified herein, and  
27 the said purchase price shall have been paid in full, Seller shall  
28 convey the title to said premises to said Buyer, free and clear of  
29 all encumbrances, said deed being executed simultaneously herewith.  
30

31 Buyer shall at all times hereto keep the improvements upon said pre-  
32 mises insured with a loss payable clause to Seller in an amount as

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1 great as any sums due herein from Buyer to Seller.

2  
3 It is mutually understood and agreed that if said Buyer, his heirs  
4 or assigns, shall fail to make any of the payments herein provided  
5 to be made in the amount or at the time same shall be due and pay-  
6 able, or shall violate or fail to comply with any other terms, con-  
7 dition or provision hereof, in the manner or form as herein provid-  
8 ed, then Seller shall have the option to terminate this contract  
9 upon giving written notice of default, allowing, nevertheless, a  
10 grace period of \_\_\_ days during which time Buyer may avoid said  
11 default; and upon the expiration of said grace period, Seller shall  
12 have the option immediately to declare this agreement terminated  
13 and said Seller shall be entitled to retain, as his own property,  
14 any and all payments that may have been made hereunder prior to  
15 such default, as liquidated damages and as rental for the occupa-  
16 tion and use of the said premises and Buyer, his heirs and assigns  
17 shall and will, immediately upon any such default, deliver up and  
18 surrender to Seller, his legal representatives or assigns, the po-  
19 ssession of said premises, and the whole thereof, upon demand; but  
20 the option hereby granted to Seller to declare this agreement ter-  
21 minated as aforesaid shall not be exclusive and shall not prevent  
22 Seller from insisting upon the proper performance by Buyer, nor  
23 interfere in any way with any other redress or action on his part.

24  
25  
26  
27 Time is specifically made of the essence hereof.

28  
29 This agreement shall inure to the benefit of and shall bind the  
30 heirs, executors, administrators and assigns of the respective par-  
31 ties hereto; however, no transfer or assignment hereof shall be  
32 made unless Seller shall be paid in full.

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1 IN WITNESS WHEREOF, the parties hereto have hereunto set their  
2 hands the day and year first above written.

3  
4 L. E. Thurman  
5 L. E. THURMAN, Seller

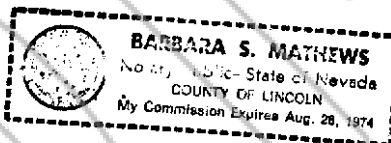
6 Francis Bigelow  
7 FRANCIS BIGELOW, Buyer

8  
9 STATE OF NEVADA)  
10 : \*\*  
11 COUNTY OF LINCOLN)

12 On this 25 day of June, 1973, personally appeared before me, a  
13 Notary Public, L. E. THURMAN, who acknowledged to me that he executed the foregoing instrument.

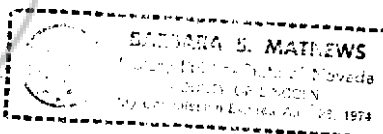
14 Barbara S. Mathews  
15 Notary Public

16 STATE OF NEVADA)  
17 : \*\*  
18 COUNTY OF LINCOLN (book)

19 

20 On this 9th day of July, 1973, personally appeared before me, a  
21 Notary Public, Francis Bigelow  
22 who acknowledged to me that she executed the foregoing instrument.

23 Barbara S. Mathews  
24 Notary Public

25 

26 No. 54533

27 FILED AND RECORDED AT REQUEST OF  
28 Raymond Free  
29 JUNE 4, 1974  
30 AT 10 MINUTES PAST 11 O'CLOCK  
31 P.M. IN BOOK 10 OF OFFICIAL  
32 RECORDS, PAGE 372-380 LINCOLN  
COUNTY, NEVADA.  
Raymond Free  
COUNTY RECORDER

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