

QUIT CLAIM SALE DEED

1  
2 This agreement is made this 6<sup>TH</sup> day of December, 1974,  
3 between EARL CHARLES BAKER and MARY C. BAKER, Husband and Wife,  
4 of the Town of Pioche, Lincoln County, Nevada, as grantors and  
5 WILLIAM H. BROWN, a single man, of Las Vegas, Nevada, as  
6 grantee.

7 The grantors in consideration for Ten Dollars (\$10.00)  
8 lawful money of the United States of America and the further  
9 consideration of his promises to sell to the grantee and also  
10 his detrimental reliance on grantee promise to buy, does convey  
11 to the grantee, his heirs, successors and assigns forever, of  
12 all of his right, title and interest, present or future, in fee  
13 or otherwise, in and to that certain real property known as the  
14 Overland Hotel and Bar situated and described as follows:

15 Lot One (1) in Block Eighteen (18), Lots One  
16 (1), Two (2), Three (3) and Four (4) in Block  
17 Nineteen (19); 2.3 feet lying between Blocks  
18 Eighteen (18) and Nineteen (19); the south 16  
19 feet of Lot Forty-Three (43) in Block Twenty  
20 (20); Lots Forty-one (41) and Forty-Two (42)  
in Block Twenty (20); and a plot of ground in  
the rear of Lot One (1), Block Eighteen (18);  
together with any and all improvements situate  
thereon and any and all furniture and fixtures  
situate therein.

21 The grantee does promise and agree to assume all liabilities  
22 and obligations of a deed of trust dated January 27, 1966,  
23 recorded in Book 9, Official Records of Lincoln County, Nevada,  
24 at page 423, and of the agreement (entitled "Note Secured by  
25 Second Deed of Trust") executed March 28, 1974, by EARL CHARLES  
26 BAKER and MARY C. BAKER, Husband and Wife, in favor of LEO E.  
27 THURMAN. (See Exhibits "A" and "B" attached hereto.)

28 This conveyance includes any of the tenements, hereditaments,  
29 and appurtenances, servitudes, easements, reversions, remainders,  
30 rents, issues and profits presently held by the grantor. This  
31 conveyance does not include the fixtures and personalty of the  
32 premises which are used directly in conjunction with the gambling

1 license and liquor license.

2 The grantee and his heirs, successors and assigns are to  
3 have and hold all interests of the described premises together  
4 with any rights in the property now held by the grantors,  
5 forever.

6 The date of closing, delivery and acceptance is to be the  
7 date that the sales and lease agreements, executed in conjunction  
8 with this deed, are signed by the grantors and the grantee.

9  
10 Earl Charles Baker  
11 EARL CHARLES BAKER

12 Mary C. Baker  
13 MARY C. BAKER

14 STATE OF NEVADA )  
15 COUNTY OF CLARK ) ss.

16 On this 6<sup>TH</sup> day of December, 1974, personally  
17 appeared before me, a Notary Public in and for said County and  
18 State, EARL CHARLES BAKER and MARY C. BAKER, known to me to be  
19 the persons described in and who executed the above and  
20 foregoing Quit Claim Sale Deed, who acknowledged to me that they  
21 executed the same freely and voluntarily and for the uses and  
22 purposes therein mentioned.

23  
24 NOTARY PUBLIC - STATE OF NEVADA  
CLARK COUNTY  
25 JOSEPH I. BONAVENTURE  
My Commission Expires Dec. 6, 1975

26 Joseph I. Bonaventure  
Notary Public in and for said  
County and State

27 DOCUMENTARY TRANSFER TAX 31.90  
28  COMPUTED ON FULL VALUE OF PROPERTY CONVEYED  
 COMPUTED ON FULL VALUE LESS LIENS AND  
29 ENL. INSURANCES REMAINING AT TIME OF SALE  
William H. Brown  
30 Signature of Declarant or Agent determining tax. Firm Name

31 grantee's Address: OVERLAND HOTEL  
Proctor, Nev. 89043

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EXHIBIT "A"

DO NOT DESTROY THIS NOTE. When paid, this note with Deed of Trust resulting therefrom, is transferred to Trustee for redemption before reconveyance will be made.

NOTE Secured by Deed of Trust No. \_\_\_\_\_  
UNREDEEMED NOTE, HUNTER EXOR.  
Las Vegas Nevada, January 27, 1966

In installments as herein stated, for value received, undersigned promise to pay to \_\_\_\_\_  
RAYMOND B. FERGUSON  
Reno, Nevada \_\_\_\_\_ or order, at

\$54,000.00 FIFTY-FOUR THOUSAND (\$54,000.00) DOLLARS, the sum of

with interest from January 27, 1966 on unpaid principal at the rate of FIVE (5%) per cent

per annum, payable \_\_\_\_\_; principal payable in installments of

Two Hundred (\$200.00) Dollars plus interest \_\_\_\_\_ Dollars,

or more, on the First \_\_\_\_\_ day of each \_\_\_\_\_ month, beginning

on the First \_\_\_\_\_ day of March, 1966

Until the Trust Deed recorded in Book H of Mortgages, Page 365,

Document No. 33109, Official Records, Lincoln County, Nevada is

satisfied and thereafter the Two Hundred (\$200.00) Dollars payment

shall increase to five hundred (\$500.00) Dollars plus interest on the

balance of each succeeding month.

Should interest not be so paid it shall thereafter bear the interest as the principal. Should default be made in

payment of any installment of principal or interest or in performance of any obligation contained in the Deed of Trust

by which this note is secured, the whole sum of principal and interest shall become immediately due at the option of

the holder hereof. Principal and interest payable in lawful money of the United States. If action be instituted in any

Court to enforce any obligation secured by such Deed of Trust, undersigned promise to pay such sum as the Court

may fix as attorney's fees in said action. This note is secured by a DEED OF TRUST, of even date herewith, to

Bridgers Title Company, Inc., a Nevada corporation.

This Form Furnished by Brokers Title Company, Inc., Las Vegas, Nevada

EXHIBIT "B"

NOTE SECURED BY SECOND DEED OF TRUST

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\$53,020.00                      Pioche, Nevada                      28 March 1974

In installments as herein stated, for value received, the undersigned promise to pay to LEO E. THURMAN, or order, at Pioche, Nevada, the sum of Fifty-three Thousand Twenty Dollars (\$53,020.00) with interest from April 1, 1974, on unpaid principal at the rate of Seven percent (7%) per annum; principal payable as follows:

Interest only at the rate of seven percent (7%) per annum until such time as that certain note executed by Leo E. Thurman to Raymond Free on the the 27th day of January 1966 and secured by a deed of trust as appears of record in the office of the County Recorder of Lincoln County, Nevada, in Book 9, Official Records, page 423, has been fully satisfied and thereafter the sum of Five Hundred Dollars (\$500.00) per month together with interest, all of such payments to commence on the 1st day of ~~April~~ <sup>May</sup>, 1974, and on <sup>15</sup>/<sub>15</sub> the 1st day of each and every month thereafter until said principal and interest have been fully paid.

Should interest not be so paid it shall thereafter bear like interest at the principal. Should default be made in payment of any installment of principal or interest or in performance of any obligation contained in the Deed of Trust by which this note is secured, the whole sum of principal and interest shall become immediately due at the option of the holder thereof. Principal and interest payable in lawful money of the United States. If action be instituted in any Court to enforce any obligation secured by such Deed of Trust, undersigned promise to pay such sum at the Court may fix as attorney's fees in said action. This note is secured by a Deed of Trust of even date herewith to Title Insurance & Trust Co., a Nevada corporation.

S/Earl Charles Baker  
S/Mary C. Baker

No. 55559  
FILED AND RECORDED AT REQUEST OF  
William Brown  
Dec. 10, 1974  
AT 45 MINUTES PAST 11 O'CLOCK  
P.M. IN BOOK 12 OF OFFICIAL  
RECORDS, PAGE 248-251 LINCOLN  
COUNTY, NEVADA.  
Bernice Curtis  
COUNTY RECORDER