

CONTRACT FOR THE SALE OF REAL ESTATE

THIS AGREEMENT, made and entered into this *2nd* day of *December*, D. 1974
by and between *Arthur Monroe and Elsie Monroe,*
husband & wife, the Parties of the first part, and
Ferman A. Hoffman and Marie J. Hoffman,
husband and wife, the parties of the second part.

WITNESSETH: That the said parties of the first part hath sold, and doth
agree to convey in fee simple unto the said parties of the second part,
heirs and assigns forever, by good and sufficient deed (upon the punctual payment
by the said parties of the second part of the consideration money hereinafter
mentioned) the following described premises situated in the town of *Caliente*
Lincoln County, Nevada, and bounded and described as follows, to-wit:

*Lot 16 and the West one half of Lot 17 in Block 16
in the City of Caliente Nevada. Together with
buildings and improvements situate thereon.*

TOGETHER with all the privileges and appurtenances to the same belonging, and
all the rents, issues and profits thereof.

And the said parties of the second part, for ~~themselves~~ and for ~~their~~ heirs
and assigns, executors and administrators, does covenant and agree that they will
pay to the said parties of the first part, ~~their~~ heirs and assigns the sum of
\$*1250.00* The consideration money for said premises, in the manner following: \$*25.00*
upon the execution of this instrument, the receipt of which is hereby acknowledged,
\$ *25.00* on or before the *2nd* day of *Jan* 1975 and \$ *25.00* on or before the
2nd day of each month thereafter until the full purchase price, ~~together with~~
~~the interest at the rate of _____ per cent per annum has been paid, at no interest~~

All assessments and taxes that are now or may hereafter be levied or assessed
against said premises are to be paid by the said party of the second part and
commencing with the tax assessment due to Lincoln County, Nevada, on

It is understood and agreed that the said parties of the second part may
take possession of said premises immediately to use and improve as ~~their~~ own,
in an good and husbandlike manner.

It is understood and agreed by and between the parties hereto that if the
said parties of second part fail to pay consideration money, or the assessments or
taxes as herein stipulated, then this agreement is to be void as it regards the
said parties of the first part at ~~their~~ option.

IN TESTIMONY WHEREOF, the said parties have hereunto set ~~their~~ hands, the
day and year first above written.

X *Arthur Monroe*
X *Elsie Monroe*
First Parties

Ferman A Hoffman
Marie J Hoffman
Second parties

Lincoln County

TO 447 C ATTACHED TO CONTRACT FOR THE SALE OF REAL ESTATE
(Individual)

(11)

STATE OF CALIFORNIA
COUNTY OF Inyo } SS.

On December 6, 1974 before me, the undersigned, a Notary Public in and for said State, personally appeared Arthur F. Monroe and Elsie Monroe

STAPLE HERE

to be the persons whose names are subscribed
to the within instrument and acknowledged that they
executed the same.

WITNESS my hand and official seal.

Signature: Sharon L. Hayes



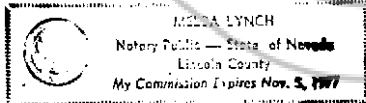
Sharon L. Hayes
Name (Typed or Printed)

(This area for official notarial seal)

STATE OF NEVADA)
) ss.
COUNTY OF LINCOLN)

On this 10th day of December A.D. 1974 before me, a Notary Public in and for said County and State personally appeared Ferman A. Hoffman and Marie Hoffman ; Box 335, Caliente, Nevada 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.

Melba Lynch
Notary Public



55570

No. 55570
FILED AND RECORDED AT REQUEST OF
Marie Hoffman
December 11, 1974
AT 15 MINUTES PAST 3 O'CLOCK
P. M. IN BOOK 12 OF OFFICIAL
RECORDS, PAGE 274 LINCOLN
COUNTY, NEVADA.

Brian Palmer
COUNTY RECORDER