

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made this 31st day of January A. D. 1975 between Harold A. Williams and Estella J. Williams, husband and wife, the parties of the first part, and Keith Kunichika, a single man, of 2475 Alfa Circle, Las Vegas, Nevada, the party 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, the receipt whereof is hereby acknowledged, do by these presents, GRANT, BARGAIN, AND SELL unto the said party of the second part and to his heirs, successors and assigns 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, to-wit:

The East one half of the Northwest Quarter (E1/2NW1/4) of U. S. Government Lot Numbered Twelve (12) in Section 2, Township 4 North, Range 67 East, M.D.B.&M., Lincoln County, Nevada.

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 party of the second part, and to his heirs, successors and assigns 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 CALIF. )  
) ss.  
COUNTY OF )

On this 31st day of January A.D. 1975, before me, the Co. 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.

*Benjamin [Signature]*  
County Recorder

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STARY TRANCHE 148 L.L.  
*Keith Kunichika*  
at the time of recording the first page

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- 1 1.
- 2 Said property shall be used exclusively for the development of per-
- 3 manent living quarters and/or vacation living quarters, including
- 4 the use for domestic animals and other development consistent with
- 5 ranchette and vacation home type use.
- 6 2.
- 7 Said property shall not be used for the development of any commer-
- 8 cial type enterprise.
- 9 3.
- 10 No portion of said property shall be sold, leased, assigned or oth-
- 11 erwise hypothecated which results in any parcel less than five
- 12 acres.
- 13 4.
- 14 House trailers or non-permanent type buildings shall occupy the pre-
- 15 mises for a period of not longer than one year and then only during
- 16 the construction of permanent type dwellings, except that for a per-
- 17 iod not to exceed three months (cumulative) of each calendar year,
- 18 no more than two trailers at one time may be parked on each five
- 19 acres for the use of the owners and their guests for vacation pur-
- 20 poses.
- 21 The conditions and restrictions in paragraphs 1, 2, 3 and 4 shall
- 22 be considered as personal covenants for the benefit of the parties
- 23 of the first part and their successors in title, if any, as the
- 24 developer of the remaining unsold portion of Williams and Sons
- 25 Ranch Estate, and may be enforced by the parties of the first part
- 26 or their said successors in title, as such developers. For the
- 27 violation of any of the conditions set forth in paragraphs 1, 2, 3
- 28 and 4 above, the party of the first party shall have the right:
- 29 (1) of action for liquidated damages in the sum of \$1,000.00 for
- 30 each five acres conveyed hereunder, which is considered the pre-
- 31 sent value of said property, and said liquidated damages shall be
- 32 and remain a lien on the property herein described; or
- (2) at the exclusive option of the first party to have the pro-
- perty immediately revert to the party of the first part, their
- successors and assigns, if any.

No. **56255**  
 FILED AND RECORDED AT REQUEST OF  
**Keith Rich**  
 February 7, 1975  
 AT 1 MINUTES PAST 1 O'CLOCK  
 P. M. IN BOOK 13 OF OFFICIAL  
 RECORDS, PAGE 433 LINCOLN  
 COUNTY, NEVADA.  
*[Signature]*  
 COUNTY RECORDER

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