

Lincoln County

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 Raymond Joel Rich, a single man of 3709 Briarwood, 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 Southwest Quarter ( E $\frac{1}{2}$ SW $\frac{1}{4}$  ) 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 ...*  
County Recorder

DOCUMENTARY TAX - 1.00  
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*Raymond Joel Rich*  
Witness

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1.

Said property shall be used 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.

No. 56257  
FILED AND RECORDED AT REQUEST OF  
Keith Rich  
February 7, 1975  
AT 1 MINUTES PAST 1 O'CLOCK  
P. M. IN BOOK 11 OF OFFICIAL  
RECORDS, PAGE 437 LINCOLN  
COUNTY, NEVADA.

*David B. Robinson*  
COUNTY RECORDER