

Lincoln County

CONTRACT FOR THE SALE OF REAL ESTATE

THIS AGREEMENT, made and entered into this 20 day of March, A.D. 1975, by and between Arthur Hartley and Edna Mae Hartley, husband and wife, the parties of the first part, and Richard L. Decker and Peggy L. Decker, 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, their 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 Pioche, County of Lincoln, State of Nevada, and bounded and described as follows, to-wit:

All of the South Half (S $\frac{1}{2}$ ) of Lot Nine (9);  
All of the South Half (S $\frac{1}{2}$ ) of Lot Eleven (11);  
All of the South Half (S $\frac{1}{2}$ ) of Lot Thirteen (13) and  
The middle 1/3 of the North Half (N $\frac{1}{2}$ ) of Lot Thirteen  
(13) of the Henry Lee Subdivision to the Town of Pioche,  
as said lots are delineated on the official plat of said  
subdivision, now on file in the office of the County  
Recorder of said Lincoln County, and to which said plat  
and the records thereof reference is hereby made for  
further particular description.

Together with the dwelling house and all 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 \$18,000.00 the consideration money for said premises, in the manner  
following: \$2,000.00 upon the execution of this instrument, the receipt of which  
is hereby acknowledged, \$100.00 on or before the 15th day of April, 1975, and  
\$100.00 on or before the 15th day of each month thereafter until the full purchase  
price, together with the interest at the rate of five percent (5%) per  
annum has been paid.

All assessments and taxes that are now or may hereafter be levied or  
assessed against said premises are to be paid by the said parties of the second  
part and commencing with the tax assessment due to Lincoln County, Nevada on  
July 5, 1976, Second parties also agree to purchase adequate fire and damage  
insurance with loss payable clause to parties of the first part as their interest  
may appear.

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 a good and husbandlike manner.

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

Lincoln County

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

*Arthur Hartley*  
Arthur Hartley

*Richard L. Decker*  
Richard L. Decker

*Edna Mae Hartley*  
Edna Mae Hartley  
PARTIES OF THE FIRST PART

*Peggy L. Decker*  
Peggy L. Decker  
PARTIES OF THE SECOND PART

STATE OF NEVADA )  
: ss.  
COUNTY OF LINCOLN )

On this 21<sup>st</sup> day of March A.D. 1975, before me, Arthur Hartley and Edna Mae Hartley, husband and wife, known to me to be two of 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 - State of Nevada  
Lincoln County  
My Commission Expires Nov. 5, 1977

*Melba Lynch*

STATE OF NEVADA )  
: ss.  
COUNTY OF LINCOLN )

On this 21<sup>st</sup> day of March A.D. 1975, before me, Richard L. Decker and Peggy L. Decker, husband and wife, known to me to be two of 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 - State of Nevada  
Lincoln County  
My Commission Expires Nov. 5, 1977

*Melba Lynch*

No. 56473  
FILED AND RECORDED AT REQUEST OF  
Peggy Decker  
April 11, 1975  
AT 5 MINUTES PAST 2 O'CLOCK  
P.M. IN BOOK 14 OF OFFICIAL  
RECORDS PAGE 45-46 LINCOLN  
COUNTY, NEVADA  
*[Signature]*  
COUNTY RECORDER