

CONTRACT OF SALE FOR REAL ESTATE

This contract, made and entered into this 9 day of October, 1975, by and between GERALD F. WILSON and MARY S. WILSON, husband and wife, (hereinafter referred to as "Sellers") and RICHARD L. GREEN and POLLY A. GREEN, husband and wife, (hereinafter referred to as "Buyers").

WITNESSETH:

That in consideration of the mutual covenants herein contained, the Sellers herein agree to sell and convey, and the Buyers herein agree to purchase all that certain property, hereinafter referred to as "said property" situated in the Town of Alamo, County of Lincoln, State of Nevada, together with all its tenements, hereditaments, and appurtenances thereon, and described as follows:

That portion of Lot Four (h) in block forty-five (45) of Alamo Townsite described as follows, to wit:

Beginning at the Northeast corner of said Lot Four(h), running thence Southerly along the East Line thereof a distance of fifty-nine(59) feet; thence westerly and parallel to the North line of said lot Four(h) a distance of one hundred forty-six (146) feet, thence Northerly and parallel to the sforesaid East line a distance of fifty-nine (59) feet to a point on the North line of said lot Four(h); thence Easterly along said North line a distance of one hundred forty-six (146) feet to the point of beginning.

This contract of sale is made upon the following terms and conditions:

1. Purchase price: The total purchase price of said property is \$1,250.00 payable as follows:

1. Monthly installment payments of \$75.00 per month, which sum includes interest at the rate of 6% per annum on unpaid balance. The aforesaid monthly payment includes all principal and interest and is payable on the 25th day of each succeeding month beginning Oct. 25, 1975, and is payable directly to Sellers.

2. Prepayment: There shall be no prepayment penalty as between any financial obligations of Buyers to Sellers. Buyers reserve the right to make larger payments at any time thereby stopping interest on such amount so paid.

3. Grant, Bargain and Sale Deed: Sellers will execute a Grant, Bargain, and Sale Deed and shall deliver the same to Buyers upon the payment and performance of all obligations of Buyers under and pursuant to the terms of this contract of sale.

4. Possession: Possession of said property has been given to Buyers who have the right to retain possession pursuant to the terms of this contract.

5. Taxes, assessments, utilities and expenses for improvement and repairs: Buyers agree to pay all state, county and city taxes and assessments on said property and all utilities occurring after date of possession.

6. Sellers agree that as long as this contract is executory they will not convey, assign or encumber said property described herein, or do anything that will affect the title to said property, and that said property is free and clear of all liens and obligations other than those disclosed herein.

7. Default of Buyers: In the event Buyers default in any installment payment due herein and remain in default for a period of 60 days, after written notice of said default has been received by them, then Sellers shall have the

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right to terminate this contract and Sellers may retain any and all interest paid and received by Sellers from Buyers as and for rent and liquidated damages and Buyers are relieved from any further obligation herein.

P. This agreement shall be binding upon the heirs, executors, administrators and assigns of the parties hereto.

IN WITNESS WHEREOF the parties of this contract have hereunto set their hands this 9 day of October, 1975.

~~STATE OF NEVADA
COUNTY OF LINCOLN~~
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Green

Gerald H. Wilson
GERALD H. WILSON, SELLER

Mary S. Wilson
MARY S. WILSON, SELLER

Richard L. Green
RICHARD L. GREEN, BUYER

Polly A. Green
POLLY A. GREEN, BUYER

STATE OF NEVADA)
) ss.
COUNTY OF LINCOLN)

On October 9, 1975, personally appeared before me, a Notary Public, GERALD H. WILSON and MARY S. WILSON, who acknowledged that they executed the above instrument.

\$2.20 Documentary Transfer Tax

Richard L. Green

Charles H. Hedges
Notary Public
My Commission Expires June 28, 1977

No. 5787 Recorded at the request of Gerald Wilson at 1:01 p.m. this 24 day of October A.D. 1975 in Book 15 at page 547 Official Records of Lincoln County, Nev.

Annis B. Brown
County Recorder