

JOINT TENANCY DEED

THIS INDENTURE made this 9th day of November, A.D. 1970, between

Harold A. Williams and Estella J. Williams, husband and wife,

the parties of first part,

and Thorne J. Butler and Katherine A. Butler, husband and wife, of 301 Parkway East, Las Vegas, Nevada, as joint tenants with right of survivorship the parties 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 to them paid by the said parties of the second part, the receipt whereof is hereby acknowledged, do by these presents, GRANT, BARGAIN AND SELL unto the said parties of the second part, as Joint Tenants and not as Tenants in Common, and to the survivor of them and the heirs and assigns of such survivor forever, all that

certain lot, place, or parcel of land situate in the

County of Lincoln, State of Nevada, and bounded and described as follows:

All of the East One-half of U.S. Government Lot Numbered Three (3) in Section 2, Township 4 North, Range 67 East, M.D.B.&M. and more particularly described as follows:

Beginning at the Northeast corner of said Lot 3, running thence South 736.89 feet, to the SE corner thereof, thence West 660 feet, thence North 737.46 feet to the North boundary of said lot 3, thence east along the said North boundary of said lot 3 a distance of 660 feet to the place of beginning. EXCEPTING therefrom easement for present roadways, also

SUBJECT TO THE 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 parties of the second part as Joint Tenants and to the survivor of them and the heirs and assigns of such survivor 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 NEVADA)
) ss.

COUNTY OF Lincoln)
On this 9th day of November A.D. 1970, before me, a Notary Public 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.

Arthur A. Matthews
Notary Public

DOCUMENTARY TRANSFER TAX \$ 2.75
Katherine A. Butler
Notary Public

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Said property shall be used exclusively for the development of permanent living quarters and vacation living quarters, including the use of 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 in violation, 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.

FILED AND RECORDED AT RECORDS OFFICE OF
Thorne J. Butler
Jan. 8, 1976
AT 11 MINUTES PAST 11 O'CLOCK
P.M. IN BOOK 16 OF OFFICIAL
RECORDS, PAGE 185-186 LINCOLN
COUNTY, NEBRASKA