

Lincoln County

AGREEMENT

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THIS AGREEMENT, made and entered into this 26 day of March, 1976,
by and between HARRY S. WILDER and MARY H. WILDER, husband and wife, hereinafter called "Sellers", and Harold J. Woodworth, hereinafter called "Purchaser";

WITNESSETH:

WHEREAS, Sellers are the owners of the hereinafter described property, and are desirous of selling the same, and

WHEREAS, the said purchaser is desirous of purchasing said property, and

WHEREAS, the said parties hereto have agreed upon the sum of \$2,500.00 as the purchase price therefore;

NOW, THEREFORE, for and in consideration of the premises and things to be done and performed and the payments to be made by said Purchaser, the said Sellers agree as follows:

1. To execute a Deed from the Sellers to the Purchaser to the following described property, situate in the County of Lincoln, State of Nevada, to-wit:

All of lots numbered 49, 50 and 51 in Block numbered 37 of the Town of Pioche, in the County of Lincoln, State of Nevada, together with all improvements thereon; being the same property conveyed to Harry H. Horlacher by Elsie A. Wilcock by deed recorded in Book "H-1" of Real Estate Deeds at page 366 in the office of the County Recorder of said County of Lincoln.

2. To deliver possession of said property to the said Purchaser on 26 March 1976.

3. To pay all taxes levied, assessed, accruing and unpaid up to and including the 30th day of March, 1976, as the same become due and payable.

For and in consideration of the premises and the things to be done and performed by the said Sellers, the said Purchaser agrees as follows:

1. To pay to the said Sellers as the purchase price for the said above described property, the sum of \$2,500.00 in the following manner and at the following times:

A. To pay a down payment in the amount of \$1,000.00 on or before

BOOK 16 PAGE 533

1 March 30, 1976.

2 B. To pay the sum of \$50.00 per month, plus interest as the rate
3 of seven percent (7%) per annum. The first said monthly installment to be
4 payable on or before the 15th day of May, 1976, and a like
5 sum to be paid on the same day of each and every month thereafter, until the
6 whole of said purchase price, plus interest, has been fully paid. Interest
7 to be calculated on the decreasing balance of the purchase price.

8 2. To keep said premises in a good state of repair, so that in
9 the event this Agreement is forfeited by said Purchaser, the improvements
10 upon the above described premises will be returned to the above named
11 Sellers in as good condition as the same now are, reasonable wear and tear
12 excepted; provided, however, in the event of any repairs or remodeling, the
13 said Purchaser will comply with the laws of the State of Nevada in regard to
14 Notice of Non-Responsibility.

15 3. In the event that any payment is not made within a period of
16 thirty (30) days after the due date, this Agreement shall be forfeited, and
17 all payments theretofore made shall be retained by Sellers as and for
18 rentals and liquidated damages.

19 4. To insure, and keep insured, said premises in an amount equal
20 to the equity of said Sellers, with loss payable as the parties' interest
21 may appear, and to furnish Sellers proof that such insurance is in full
22 force and effect.

23 5. Not to assign, transfer or convey any right, title or interest
24 in this Agreement, nor to sell their interest in the above described
25 property nor the improvements thereon, without the written consent of the
26 said Sellers first had and obtained.

27 6. To pay all taxes levied, assessed and accruing against said
28 property from and after March 30, 1976.

29 It is mutually agreed and covenanted by and between the parties
30 hereto as follows:

31 1. That said Sellers will deliver to the said Purchaser the
32 executed Deed to said property upon completion of all payments required here-
in.

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Lincoln County

DOCUMENT ON FILED MAR 27 1976
COMPUTED ON FULL VALUE OF PROPERTY CONVEYED
EXCEPTED ON FULL VALUE LESS LIENS AND
ENCUMBRANCES REMAINING AT TIME OF SALE
[Signature]
Signature of Escrow Agent or Agent of Escrow Agent's Firm Name

1 2. That the terms, conditions, covenants and agreements herein-
2 above set forth shall be binding upon the heirs, executors, administrators
3 and/or assigns of the parties hereto.

4 3. Time is of the essence of this Agreement.

5 IN WITNESS WHEREOF, the said parties hereto have hereunto set
6 their hands the day and year first above written.

7
8 *[Signature]*
9

10
11 *[Signature]*
12 SELLERS

13
14 *[Signature]*
15 PURCHASER

16 State of Nevada,)
17)ss.
18 County of Lincoln.)

19 On March 26, 1976, personally appeared before me HARRY S. WILDER
20 and MARY H. WILDER, husband and wife, who acknowledged that they executed the
21 above instrument.

22 State of Nevada,)
23)ss.
24 County of Lincoln.)

25 On March 26, 1976, personally appeared before me HAROLD J. WOODWORTH
26 who acknowledged that he executed the above instrument.

27 No. 57880
28 FILED AND RECORDED AT REQUEST OF
29 MARY WILDER
30 AT 30 MINUTES PAST 9 O'CLOCK
31 P. M. IN BOOK 16 OF OFFICIAL
32 RECORDS, PAGE 535 LINCOLN
COUNTY, NEVADA.
[Signature]
COUNTY ESCROWER

[Signature]
NOTARY PUBLIC

[Signature]
NOTARY PUBLIC

-3 and last-