

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made this 29th day of September A. D. 19 76 between Harold A. Williams and Estella J. Williams, husband and wife, the parties of the first part, and Eva Tallon, in trust for Stewart Gregory Weinert, a minor, of 1998 Capastrano Avenue, Las Vegas, Nevada 89109, 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:

All of the Northeast quarter (NE $\frac{1}{4}$) of U. S. Government Lot Numbered Five (5) in Section Two (2), Township 4 North, Range 67 East, M.D.B. & M.; containing 10 acres.

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 Kern)

On this 29th day of September A.D. 1976, 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.



Ethel Ramey
Notary Public

1 1.
 2 Said property shall be used exclusively for the development of per-
 3 manent living quarters and/or vacation living quarters, including
 4 the use for domestic animals and other development consistent with
 5 ranchette and vacation home type use.

6 2.
 7 Said property shall not be used for the development of any commer-
 8 cial type enterprise.

9 3.
 10 No portion of said property shall be sold, leased, assigned or oth-
 11 erwise hypothecated which results in any parcel less than five
 12 acres.

13 4.
 14 House trailers or non-permanent type buildings shall occupy the pre-
 15 mises for a period of not longer than one year and then only during
 16 the construction of permanent type dwellings, except that for a per-
 17 iod not to exceed three months (cumulative) of each calendar year,
 18 no more than two trailers at one time may be parked on each five
 19 acres, for the use of the owners and their guests for vacation pur-
 20 poses.

21 The conditions and restrictions in paragraphs 1, 2, 3 and 4 shall
 22 be considered as personal covenants for the benefit of the parties
 23 of the first part and their successors in title, if any, as the
 24 developer of the remaining unsold portion of Williams and Sons
 25 Ranch Estate, and may be enforced by the parties of the first part
 26 or their said successors in title, as such developers. For the
 27 violation of any of the conditions set forth in paragraphs 1, 2, 3
 28 and 4 above, the party of the first party shall have the right:

29 (1) of action for liquidated damages in the sum of \$1,000.00 for
 30 each five acres conveyed hereunder, which is considered the pre-
 31 sent value of said property, and said liquidated damages shall be
 32 and remain a lien on the property herein described; or

(2) at the exclusive option of the first party to have the pro-
 perty immediately revert to the party of the first part, their
 successors and assigns, if any.

33 WHEN RECORDED RETURN TO:
 34 EDWARD G. MARSHALL
 35 Box 12B
 36 Las Vegas, Nev. 89101

No. 58058
 FILED AND RECORDED AT REQUEST OF
Edward G. Marshall
 Oct. 14, 1976

AT 1 MINUTES PAST 1 O'CLOCK
 LINCOLN COUNTY, NEVADA, RECORDS
Louise A. Belmont
 COUNTY RECORDER

37 Enclosed find a deed for recordation. The value to be declared
 38 is \$5,000. A check for \$9.60 is enclosed.

Yours truly,

Edward G. Marshall
 18 OCT 1976 421