

Lincoln County

TO 8036 NV

Affix I. R. S., \$ _____

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That JAMES K. SEASTRAND and ROSEL SEASTRAND

in consideration of \$10.00, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to H. DANIEL ACHTEN

all that real property situate in the _____ County of Lincoln State of Nevada, bounded and described as follows:

W 1/2 NE 1/4 NW 1/4 Section 2, Township 3 South, Range 67 East, M.D.B.M.

DOCUMENTARY TRANSFER TAX \$ 6.60
H. Daniel Achten
Signature of Deed Grantor or Agent Submitting the First Note

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Witness OUR hand S this 20th day of April 1979

STATE OF NEVADA }
COUNTY OF CLARK } SS.

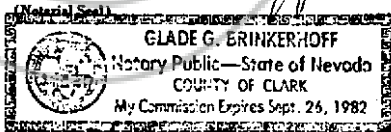
James K. Seastrand
Rosel Seastrand

On April 20, 1979 before me, the undersigned, a Notary Public in and for said County and State, personally appeared

James K. Seastrand and
Rosel Seastrand

known to me to be the person S described in and who executed the foregoing instrument, who acknowledged to me that They executed the same freely and voluntarily and for the uses and purposes therein mentioned.

WITNESS my hand and official seal.
Glade G. Brinkerhoff
Notary Public in and for said County and State



THIS FORM COMPLIMENTS OF
Title Insurance and Trust Company

ESCROW NO. _____ RECORDER'S
ORDER NO. _____ INSTRUMENT NO. _____
WHEN RECORDED MAIL TO: H. Daniel Achten
1700 Gateway Road, Space C 9
Las Vegas, Nevada 89110

No. 64174
FILED AND RECORDED AT REQUEST OF
H. DANIEL A. ACHTEN
APRIL 20, 1979
AT 55 MINUTES PAST 2 O'CLOCK
P M IN BOOK 29 OF OFFICIAL
RECORDS, PAGE 634 LINCOLN
COUNTY, NEVADA.

Yvonne Schu
COUNTY RECORDER

Lincoln County

Affix P.P.T.T. \$ 2.75

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That ROBERT J. RUNKLE AND UNA P. RUNKLE, husband and wife

in consideration of \$ 10.00 the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to LeROY EDWARD HAMILTON and ANNA BARGIEL HAMILTON, husband and wife as joint tenants

all that real property situate in the _____ County of LINCOLN State of Nevada, bounded and described as follows:

The North Half (N $\frac{1}{2}$) of the Southeast Quarter (SE $\frac{1}{4}$) of U. S. Government Lot No. Eight (8) in Section 2, Township 4 North, Range 67 East, M. D. B. & M.

EXCEPTING THEREFROM easement for present roadways, and also SUBJECT TO the conditions contained on Page 2 hereof.

DOCUMENTARY TRANSFER TAX \$ 2.75
Anna Bargiel Hamilton
Signature of Declarant or Agent Authorizing the Filing Hereof

- SUBJECT TO: 1. Taxes for the fiscal year 1977-78. 2. Rights of way, reservations, restrictions, easements and conditions of record.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Witness ONE hand 5 this 6th day of January 1978.
Robert J. Runkle ROBERT J. RUNKLE *Una P. Runkle* UNA P. RUNKLE

STATE OF NEVADA
County of CLARK
On this 6th day of January 1978
personally appeared before me, a Notary Public in and for said County and State: Robert J. Runkle and Una P. Runkle

Knows to me to be the person S described in and who executed the foregoing instrument, who acknowledged to me that S he V executed the same freely and voluntarily and for the uses and purposes therein mentioned.

W. C. Jackson
Notary Public in and for said County and State.
WILBUR C. JACKSON
Notary Public—State of Nevada
COUNTY OF CLARK
My Commission Expires Feb. 27, 1979

ESCROW NO. _____
WHEN RECORDED MAIL TO: LeRoy Edward Hamilton, 4154 Sheppard Drive, Las Vegas, Nev. 89121

No. 64175
FILED AND RECORDED AT REQUEST OF
LeRoy Hamilton
Apr. 23, 1979
AT 45 MINUTES PAST 10 O'CLOCK
P M IN BOOK 29 OF OFFICIAL
RECORDS, PAGE 634B LINCOLN
COUNTY, NEVADA.
James Scher
COUNTY RECORDER

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1.

Said property shall be used exclusively for the development of permanent living quarters and/or vacation living quarters, including the use for 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 hereunder, 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, if any.