	ASSI	GNMENT AUD AS	SUMPTION AGRI	ENTENT.		
	"THIS IS A LEGALLY BIN	NDING CONTRACT.	IF NOT UNDERSTOO	DD, SEEK COMPE	ENT ADVICE."	·-
U	NIFORM	REAL E	ESTATE	CON	TRACT	(
	REEMENT, made in d	-	2 da	y of July	, /	. D., 19 <u>. 79</u>
erein af ter design	ated as the Seller, and	i <u>Wayne an</u>	d Malecia Mor	ak .		
ereinafter design	nated as the Buyer, of	Real Este	te Property Nevada			
2. WITNESS nd the buyer for he county of Li	ETH: That the Selle the consideration her incoln	er, for the consider rein mentioned for 	ees to purchase th	e following desc	ribed real prope	to the buyer, rty, situate in
fore particularly Lot sever in the Ci State of	described as follows n (7) in Hlock ity of Caliente Nevada.	Thirteen (13) , County of L	incoln		ADDRESS	
			Moron 2	mont	23.00	
		(Bonstyle of Victor	ent of facility Con-	eralis iz tana ferm	Name
	r hereby agrees to er Thousand Dollar		n and pay for said		ises the sum of Dollars (\$_30.	1 . 1
	ice of Seller, his assist following times, to-v			_	/ //	115.00
ash, the receipt o	of which is hereby ack	nowledged, and the	e balance of 8 26	.B85.00	shall be pe	id as follows:
ary Damele.	by Wayne & Mal	nterest with place of the second monks	payments of I	200.00 per	pay able to month until d in favor o	nate to f
ary Damele.	by Wayne & Mal	nterest with plecia Monk.	payments of I	200.00 per	month until	nate to f
Cossession of said	premises shall be deli	lecia Monk.	payments of { These payment the16	200,00 per s deposite	month until	l paid in f of Lec& , 19 <u>79</u> .
Possession of asid 4. Said mont	premises shall be deli hly payments are to	Lecia Monk. ivered to buyer on the applied first to	payments of { These payment the16	200,00 per s deposite day of interest and s	month until	paid in for Leo&
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16. In the event of a failure to comply with the terms hereof by the Boyer, or upon failure of the Buyer to make any payment or payments when the same shall become due, or within	12. The Buyer agrees to pay the general taxes after	- <u>July, 16, 1</u>	979	
and to assign and finaurance to the Soller as his interests may appear and to deliver the hours and indicabil in the payment of any special or general bars, assessment on increase of them, and if Soller sheets so to do, then the Bayer agrees to repay the Soller upon demand, all such sums as advanced up of the property of the soller of them, and if Soller sheets so to do, then the Bayer agrees to repay the Soller upon demand, all such sums as advanced up of the property of the soller sheets and that he will material said premises, and that he will maintain said premises, and that he will maintain said premises in good conflict of the payer, or upon failure of the Buyer to make the payment when the same shall become due, or within \$20. Any thereafter, the Soller should have the right, upon failure of the Buyer to remove the default within five days after written notice, to be released from all obligations in law and in equity to convey said pregery, and all payments which have been made theretifore on this contract by the Buyer, shall be infected to the Soller, as lipidated damages for possession of said premises without legal processes as in its first and former estate, together with all important to the release of the payment of the Buyer becoming it exists a simple state of the soller shall be sold to the release of the soller shall be sold to the soller of the Soller shall be sold to the soller of the Soller shall be sold to the soller of the soller shall be sold to the soller of the so	13. The Buyer further agrees to keep all insurable	buildings and improvements	on said premises insur	red in a com-
18. Huger agree that be will not commit or suffer to be committed any waste, spoil, or destruction in or appn 18. Huger agree that he will maintain and previous to make a such as the second of the same shall become due, or within 30 days thereafter, the shelf, at his option shall have the following alternative remedies: A. Saller shall have the right, upon failure of the Buyer to remedy the default within five days after written notice, to be released from all obligations in law and in squity to convey said property and all payments which have the non-performance of the contract, and the Buyer agrees that the Saller may at his option e-renter and the non-performance of the contract, and the Buyer agrees that the Saller may at his option e-renter and the non-performance of the contract, and the Buyer agrees that the Saller may at his option e-renter and the property of the Saller, the Buyer becoming at once a tunnat at will of the Saller processes as in its first and former estate, together which all improves the land become the property of the Saller, the Buyer becoming at once a tunnat at will of the Saller of the Buyer to convert the land become the property of the Saller, the Buyer becoming at once a tunnat at will of the Saller of the Saller may bring aust and recover judement for all definitions including costs and attorneys. C. The Seller shall have the right, at his option, and upon written notice to the Buyer, to declare the entire upon balance hereunder at once due and payable, and may seller to treat the consists as note and mortgage, and passes the Saller of Utah, and have the property sold and the proceeds applied to the payment of the balance owing, including costs and attorney's free; and the Seller may have a judgment of the payment of the payment of the appointment of a receiver to take possession of said mortgaged property and the land profits therefore and apply the same to the payment of the obligation between the payment of the collection of the Seller and the payon of the Buyer and the pa	pany acceptable to the Seller in the amount of not less and to assign said insurance to the Seller as his interest 14. In the event the Buyer shall default in the pay premiums as herein provided, the Seller may at his opti of them, and if Seller elects so to do, then the Buyer a	s than the unpaid balance of the may appear and to delive ment of any special or gen- ton, pay said taxes, assessme grees to repay the Seller up	n this contract, or \$_30 r the insurance policy to eral taxes, assessments ints and insurance premi on demand, all such sum	000,00 him. or insurance ums or either s so advanced
Seller at his option shall have the following alternative remedies: A. Seller shall have the right, upon failure of the Buyer to remedy the default within five days after written notice, to be rolessed from all obligations in law and in againty to convey said property, and all payments which have the contract, and the Buyer agrees that the Seller may at his option re-enter and take possession of said premises without legal processes as in its first and former estate, together with all improvements of the contract, and the Buyer agrees that the Seller may at his option re-enter and take possession of said premises without legal processes as in its first and former estate, together with all improvements of the seller may be applied to the Buyer authorized sevenome in the event of a subsequent default). or contract the seller of the Seller is the seller may be applied to the Buyer authorized the seller may be applied to the Buyer authorized the seller may be applied to the Buyer authorized the seller may be applied to the Buyer authorized the seller of the Seller is the seller may be applied to the applied to the seller may be applied to the applied to the seller may be applied to the sel	month until paid. 15. Buyer agrees that he will not commit or suffe	er to be committed any wan		1
A. Seller shall have the right, upon failure of the Buyer to remedy the default within five days after written notice to be rolessed from all obligations in law and in agulty to convey said property and all payments which have the non-performance of the contract, and the Buyer agrees that the Seller may at his option re-enter and take possession of said premiess without legal processes as in its first and former estate, together with all improvements and solditions made by the Buyer address, he have a substituted for the contract and the substitute of the seller may be an experiment of the contract and the substitute of the seller may be an experiment of the seller may be an experiment of the seller may be an experiment of the contract as a not seller may be a substituted to the other remedies hereunder in the event of a substitute to the Buyer substitute to the Buyer substitute to the Buyer substitute the Buyer substitute the substitute of the substit	16. In the event of a failure to comply with the teamy payment or payments when the same shall become	erms hereof by the Buyer, of due, or within		
B. The Seller may bring suit and recover judgment for all delinquent installments, including costs and attorregy for the seller of the seller	A. Seller shall have the right, upon failure of the to be released from all obligations in law and it been made theretofore on this contract by the the non-performance of the contract, and the B- possession of said premises without legal proces	Buyer to remedy the default n equity to convey said pro Buyer, shall be forfeited to uyer agrees that the Seller sses as in its first and form	perty, and all payment the Seller as liquidated may at his option re-er er estate, together with	s which have damages for nter and take all improve-
to one of the other remedies hereunder in the event of a subsequent defaulty: or C. The Selfer shall have the right, at its option, and upon switten notice to the Buyer, to declare the entire unpaid balance hereunder at once due and psyable, and may elect to treat this content as note and mortgage, and pass the State of Utah, and have the property sold and the proceeds applied to the payment of the balance owing, including costs and attorney's fees; and the Selfer may have a judgment for any deficiency which may remain in the case of foreclosure, the Selfer hereunder, upon the filing of a complaint, shall be immediately entitled to profits therefrom and apply the same to the payment of the obligation hereunder, or hold the same pursuant to order of the court; and the Selfer, upon entry of judgment of foreclosure, shall be entitled to the payment of the obligation hereunder, or hold the same pursuant to other of the court; and the Selfer, upon entry of judgment of foreclosure, shall be entitled to the payment of the obligation hereunder, or hold the same pursuant to other of the court; and the Selfer, upon entry of judgment of foreclosure, shall be entitled to the payment of the selfer than the Buyer may always and discharge the same and receive the same by acts or neglect of the Suger and the Buyer may and discharge the same and receive redit on the amount then remaining due hereunder in the amount of any such payment or payments and thereafter the payments herein provided to be made, may, at the option, of the Buyer, be suppended and succept as may have accruments herein provided to the made, may, at the option of Buyer. 19. The Selfer on receiving the payments herein reserved to be paid at the time and in the mann r above mentioned grees to execute and deliver for the Buyer or assigns, a good and sufficient warrant, deed converging the idea to the supperson of the search supperson to the payments for the Buyer or assigns, a good and sufficient warrant of each convergence of the payments. The payments are pa	the land become the property of the Seller, B. The Seller may bring suit and recover judgme	the Buyer becoming at onc ent for all delinquent install	e a tenant at will of the ments, including costs :	Seller; or and attorneys
to order of the court; and the Seller, upon entry of judgment of foreclosure, shall be entitled to the possession of the said premises during the period of redemption. 17. It is agreed that time is the essence of this agreement. 18. In the event there are any liens or encumbrances other than herein provided for shall hereafter secrue against the same by acts or neglect of the Seller, then the Buyer may, as his option, pay and discharge the same against the same by acts or neglect of the Seller, then the Buyer may, as his option, pay and discharge the same anneared the payments have represented to be made, may, at the option of the Buyer, be suspended until such time as such suspended payments shall equal any sums advanced as aforesaid. 19. The Seller on receiving the payments herein reserved to be paid at the time and in the mann: a bower emetioned agrees to execute and deliver to the Buyer or assigns, a good and sufficient warrant, deed conveying the title to the above described premises free and clear of all encumbrances except as herein mentioned and except as may alve accrued by or through the acts or neglect of the Buyer, and to townsh bound the servers of the amount term of this agreement, or at time of delivery of deed, at the option of Buyer. 20. It is hereby expressly understood and agreed by the parties hereto that the Buyer ascepts the said property in its present condition and that there are no representations, covenants, or agreements between the parties hereto with reference to said property except as herein specifically set forth or attached hereto 21. The Buyer and Seller each agree that should they default in any of the covenants or agreements contained herein that the defaulting nextly shall pay all costs and covenance, including a resonable attorneys fee, which may arise or accrue from enforcing the sacreement, or in obtaining possession of the premises covered hereby, or in pruning any or other payments. 22. It is hereafted to be a supplied to the standard of the parties of the sacreem	to one of the other remedies hereunder in the even. The Seller shall have the right, at his option, an baiance hereunder at once due and payable, and title to the Buyer subject thereto, and proceed the State of Utah, and have the property sold including costs and attorney's fees; and the Se In the case of foreclosure, the Seller hereunder, the appointment of a receiver to take possession	rent of a subsequent default d upon written notice to the immy elect to treat this cont immediately to foreclose the and the proceeds applied to iller may have a judgment f upon the filing of a compl on of said mortgaged prope.	e: or Buyer, to declare the ract as a note and mortg same in accordance with the payment of the boor or any deficiency which aint, shall be immediate try and collect the rent	entire unpaid age, and pass h the laws of alance owing, may remain. by entitled to ts, issues and
ments herein provided to be made, may, at the option of the Buyer, be suspended until such time as such suspended proprents shall equal any sums advanced as a foresaid. 19. The Seller on receiving the payments herein reserved to be paid at the time and in the mann r above mentioned agrees to execute and deliver to the Buyer or assigns, a good and sufficient warrant, deed conveying the title to the above described premises free and clear of all encumbrances except as herein mentioned and except as may have accrused of the purchase price or at the option of the Buller, an abstract brought to date at time of asle or at any time during the term of this agreement, or at time of delivery of deed, at the option of Buyer. 20. It is hereby expressly understood and sgreed by the parties hereto that the Buyer accepts the said property in its present condition and that there are no representations, covenants, or agreements between the parties hereto with reference to easid property except as herein specifically set forth or attached hereto 21. The Buyer and Seller each agree that should they default in any of the covenants or agreements contained herein, that the defaulting party shall pay all costs and expenses, including a reasonable attorney fee, which may arise or accrue from enforcing this agreement, or in obtaining possession of the premises covered hereby, or in pursuing any remotity provided hereupone the support of the State of Utah whether such remoty is pursuing by the support of the state of the State of Utah whether such remoty is pursued by filing a suit of the support of the state of	to order of the court; and the Seller, upon entry of the said premises during the period of redemp 17. It is agreed that time is the essence of this a 18. In the event there are any liens or encumbranc referred to, or in the event any liens or encumbrances o same by acts or neglect of the Seller, then the Buyer ms on the amount them remaining due hereunder in the a	y of judgment of foreclosur- tion. groement. tes against said premises of other than herein provided f ay, at his option, pay and d product of any such payment.	e, shall be entitled to the than those herein programmer and the same and or payments and theres	he possession rovided for or le against the receive credit
agrees to execute and deliver to the Buyer or assigns, a good and sufficient warrant, deed conveying the title to the shove described premises free and clear of all encountry and the processor of the purpose free and clear of all encountry and the purpose of th	ments herein provided to be made, may, at the option of payments shall equal any sums advanced as aforesaid.	the Buyer, be suspended	until such time as su	ch suspended
21. The Buyer and Seller each agree that should they default in any of the covenants or agreements contained herein, that the defaulting party shall pay all costs and expenses, including a reasonable attorney's fee, which may arise or accrue from enforcing this agreement, or in obtaining possession of the premises covered hereby, or in pursuing any remety profitch hesquader or by the statutes of the State of Utah whether such remedy is pursued by filing a suit or otherwise). 22. It is assignated that the stipulations aforesaid are to apply to and bind the heirs, executors, administrators, successors; and assignate the description of the state of Utah whether such remedy is pursued by filing a suit or the satisfactor parties hereto. IN WITNESS WHENGOF, the said parties to this agreement have hereunto signed their names, the day and year found in the paperser of: ANDINITY CLASS CLASS AND SECOND AND	above described premises free and clear of all encumbra by or through the acts or neglect of the Buyer, and to of the purchase price or at the option of the Seller, an ab- term of this agreement, or at time of delivery of dee 20. It is hereby expressly understood and agreed	nces except as herein menti- furnish at his expense, a pr satract brought to date at ti- d, at the option of Buyer. by the parties hereto that	oned and except as may olicy of title insurance i me of sale or at any tir the Buyer accepts the	n the amount ne during the said property
in, that the defaulting party shall pay all costs and expenses, including a reasonable attorney's fee, which may arise or accrue from enforcing this agreement, or in obtaining possession of the premises covered hereby, or in pursuing any remedy provided brounder or by the statutes of the State of Utah whether such remedy is pursued by filing a suit or otherwise). 2.2. We is assigned to the respective parties hereto. IN WINESS WHEREOF, the said parties to this agreement have hereinto signed their names, the day and year signed in the presence of the parties of the part	reference to said property except as herein specifically	y set forth or attached here	10	
IN WITNESS WHEREOF, the said parties to this agreement have hereinto signed their names, the day and year light and spring resident property of the Service Signed in the personner of the Country of the Service Serv	in, that the defaulting party shall pay all costs and er or accrue from enforcing this agreement, or in obtaining remedy provided has under or by the statutes of the or otherwise.	xpenses, including a reason g possession of the premise State of Utah whether suc	able attorney's fee, whi s covered hereby, or in h remedy is pursued by	ch may arise pursuing any filing a suit
Approved Form:	IN WITHIR PROPERTY OF the said martine to this	agreement have hereunto	signed their names, the	day and year
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