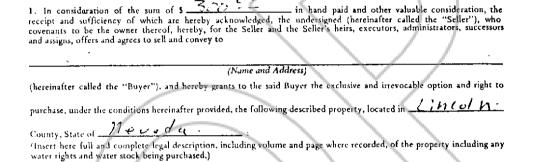
Position 5

Form FmHA 440-34 (Rev. 9-11-78)

UNITED STATES DEPARTMENT OF AGRICULTURE FARMERS HOME ADMINISTRATION

OPTION TO PURCHASE REAL PROPERTY



Beginning at a point on the 1/16th section line, 759 feet west of the S.E. corner of the N.E. $\frac{1}{4}$ of the N.E. $\frac{1}{4}$ of Section 7 range 68 East, Township 2 South M.D.M., thence west 130 feet, thence Northeast forming an angle of 64 degrees, 412 feet, thence Southeast along the south boundary of the Airprt Road, forming an angle of 67 degrees, 130 feet, thence Southwest forming an angle of 113 degrees, approx. 300 feet to the point of beginning, forming a parcel of approx. one acre.

BCOX 35 PACE 4848

FinHA 440-34 (Rev. 9-11-78)

The title to said property is to be conveyed free and clear of all encumbrances except for the following reservations, exceptions and leases, and no others: (Insert here a full statement of all reservations, exceptions and leases, including in the case of leases, the date of the termination of the lease, the correct name(s) and address(es) of the lessee(s) and, if recorded, the place of recordation)

2. This option is given to enable the Buyer to obtain a loan insured or made by the United States of America, acting through the Farmers Home Administration, United States Department of Agriculture, hereinafter called the "Government"), for the purchase of said property. It is agreed that the Buyer's efforts to obtain a loan constitute a part of the consideration for this option and any downpayment will be refunded if a loan cannot be processed by FmHA.

3. The total purchase price for said property is \$

mentioned in paragraph 1. includes □ excludes the \$ -The Seller agrees to pay all expenses of title clearance including, if required, abstract or certificate of title or policy of title insurance, continued down to the date of acceptance of this option and thereafter continued down to and including date of recordation of the deed from the Seller to the Buyer, costs of survey, if required, and attorney's fees; and the Seller agrees that, except as herein provided, all taxes, liens, encumbrances or other interests in third persons will be satisfied discharged, or paid by the Seller including stamp taxes and other expenses incident to the preparation and execution of the deed and other evidences of title. Title evidences will be obtained from persons and be in such form as the Government shall

Strike inapplicable language above or insert herein any different agreement regarding the paying of title clearance charges)

5. The Seller also agrees to secure for the Buyer, from the records of the County Agricultural Stabilization and Conservation Committee, aerial surveys of the property when available, all obtainable information relating to allotments and production history and any other information needed in connection with the consideration of the proposed purchase of the property. 6. The Seller further agrees to convey said property to the Buyer by general warranty deed (except where the law provides otherwise for conveyances by trustees, officers of courts, etc.) in the form, manner and at the time required by the Government, conveying to the Buyer a valid, unencumberer indefeasible fee-simple title to said property meeting all requirements at the time of recording such deed; and that said lands, including of the Government; that the purchase price shall b improvements, shall be delivered in the same conditio they now are, customary use and wear excepted.

7. Taxes, water assessments and other general and special assessments of whatsoever nature for the year in which the closing of the transaction takes place shall be prorated as of the date of the closing of the transaction, it being expressly agreed that for the purpose of such proration the tax year shall be deemed to be the calendar year. If the closing of the transaction shall occur before the tax rate is fixed, the apportionment of taxes shall be on the basis of the tax rate for the

next preceding year applied to the latest assessed valuation.

(Insert here any different tax agreement)

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he Buyer, at any time while the offer he	re Il remain in force, by mailing, tele-
n notice of acceptance of the offer herein	Robert J. Mathews
in the city of	era.
and the second s	
le for a project of	onths from the date hereof and shall remain need by the Seller. The Seller may terminate
to terminate at the address of the Buy s received by the Buyer shall constitute a v	d provided herein by giving to the Buyer ten er. Acceptance of this option by the Buyer alid acceptance of the option.
event that such loss or damage occurs. ct to accept conveyance of title, in which	the Buyer may, without flability, refuse to a case there shall be an equitable adjustment
liability therefore refuse to accept conve ed because of defects in the title to other	the Buyer, or the Buyer's assignces, may, vance of the property described herein if the land now owned by, or being purchased by,
his option (1) is now hee of termite infesta red termite damage which is specifically de	ition and (2) either is now free of unrepaired escribed in the certificate.
ie Seller's expense, to the Buyer evidence f isal system for the dwelling is functioning quirements. This evidence must be in the I	rom the Health Department or a reliable and properly, and the water supply for domestic arriers Home Administration County Office
ernment or its agents consent to enter on so onnection with the making of a loan to put	aid property at reasonable times for the pur- rchase the property.
this particular transaction.	/
	(Sellers Telephone Number) (702) 728 · 41227
Seller and the Buyer have set their hands ar	nd scals this day of
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)	L. I 1 Muthus in
Jeg G	and Les Mittrusch (Soller)
77	Vis a Suretice
	(Виуст)
	BECS 35 PAGE 486
	n notice of acceptance of the offer herein in his period of

(For use	if Seller is a	corporation)
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ACKNOWLEDGMENT

± U.S.GPO:1979-0-865-052/13

HO. 67519

FILED AND RECORDED AT REQUEST OF Margaret Buschman

FEB. 25 1980

AT 30 MINUTES PAST 120 CLOCK

P. M. IN ECOUR 35 OF OFFICIAL RECORDS, FAGE 4848 LINCOUN COUNTY, NEVADA

YURING SETTED

Jaren Jundon, Squity