

Lincoln County

Order No. _____

Escrow No. _____

WHEN RECORDED, MAIL TO:

No. 67911
 FILED AND RECORDED AT REQUEST OF
GEORGE A. GALINDO
MAR. 13, 1980
 AT 1 MINUTES PAST 9 O'CLOCK
A.M. IN OFFICE 36 OF OFFICIAL
 RECORDS, IN THE 205 LINCOLN
 COUNTY, NEVADA.
Quinn S. Jones
 COUNTY RECORDER

Space above this line for recorder's use

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
VERNON WINDHAM and SHIRLEY WINDHAM, husband and wife

do(es) hereby GRANT, BARGAIN and SELL to
GEORGE A. GALINDO, ALLEN EIRING, LEWIS LYTLE, LEROY KELTING,
as tenants in common

the real property situate in the County of Lincoln, State of Nevada, described as follows:

A parcel of land containing 5 acres, more or less, situate in the Northwest corner of U.S. Government Lot Number Seven (7) in Section 2, Township 4 North, Range 67 East, M.D.B. & M., described as follows: Beginning at the Northwest corner of said Lot No. 7, and running thence South along the dividing line between said Lot 7 and U.S. Government Lot No. 6 of said Section 2, a distance of 330 feet, thence running East 660 Feet, thence North 330 feet to the North boundary of said Lot 7, thence running West 660 feet to the point of beginning.

SUBJECT to conditions contained on page 2 hereof.

8.25
[Signature]
 Notary Public

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated November, 1979

Vernon Windham
Vernon Windham

Shirley Windham
Shirley Windham

STATE OF NEVADA)
County of Lincoln) : ss.

On November 26, 1979 personally appeared before me, a Notary Public, Vernon Windham, and Shirley Windham,

who acknowledged that they executed the above instrument.

Hubert E. Winderbaun
Notary Public



BOOK 36 PAGE 235

- 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 pro-
- 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-
- erty immediately revert to the party of the first part, their
- successors and assigns, if any.