

PURCHASE AGREEMENT

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It is hereby agreed by and between C. M. ROBINSON, JR. and BETTY M. ROBINSON, husband and wife, hereinafter referred to as Sellers and JAMES F. LINDOW and DARLENE S. LINDOW, husband and wife, hereinafter referred to as Buyers, that Sellers will convey to Buyers, title to the following described property, under the following conditions:

That property known as Shady Grove Trailer Park consisting of:

- 1. The real property described as: Lots No. 3 & 4, Block 3, Sunset Acres, Tract No. 1, a portion of the NW $\frac{1}{4}$ & SW $\frac{1}{4}$ NE $\frac{1}{4}$ of section 36 Twp. 35, R. 55E., M.D.M. Sand Springs Valley, Lincoln County, Nevada.
- 2. Buildings and appurtenances consisting of a 10' x 12' wood constructed wash house; three washing machines; two clothes dryers; water heater, and heating stove.

That property known as J.R. and BETTY'S described as:

- 1. Lot No. 1, Block 4, Sunset Acres Tract No. 1, a portion of the NW $\frac{1}{4}$ & SW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 36, Twp. 35, R55E, M. D. M. Sand Springs Valley, Lincoln County, Nevada.
- 2. 10' x 50' wide mobile home including inventory of the contents therein, attached hereto and designated as Exhibit "A".
- 3. 10,000 and 6,000 gallon capacity, gasoline storage tanks with 2 red jacket submergible pumps and 2 island dispensers.
- 4. Water well, pump and two 750 gallon capacity water storage tanks; one 14' x 14' storage shed with electrical controls panels.
- 5. 16' x 20' Wood storage shed with 10' x 20' leanto, open shed.
- 6. 28' x 68' Sequia Trailer and contents consisting of washer, dryer, refrigerator, micro wave oven, dining room set, dishwasher, stove, air-conditioning, wet bar and stools.

CONDITIONS OF PURCHASE

- 1. Buyers shall pay Sellers \$10,000, receipt of which is hereby acknowledged, \$5,000 on or before August 10, 1979 and the balance of the cost of the inventory to be mutually agreed upon,

Lincoln County

1 on or before September 10, 1979. \$10,000 which has been received
2 by Sellers shall be applied as follows:

- 3 A. \$3,000, as equity in the Sequiea Mobil Home.
4 B. \$7,000, as the down payment on the real property.
5 2. Buyers agree to assume the obligation on the Sequiea
6 Mobile Home consisting of approximately \$27,000.

7 3. Buyers shall also pay Sellers a balance of \$62,000, pay-
8 able as follows:

9 A. Monthly payments of \$450.00 which would include the pay-
10 ment of interest of 8% per annum on the declining balance.

11 B. The said payments of \$450.00 shall commence on or before
12 the 1st day of September, 1979 and commence on or before the 1st
13 day of each month thereafter.

14 C. These payments may be accelerated without penalty.

15 4. Sellers are presently obligated to D.C. DAY for the month-
16 ly sum of \$150.00 (total \$15,649.48) for the lots described
17 herein. Buyers agree to assume said obligation by paying Title
18 Insurance and trust the balance of the sum owed to D.C. DAY which
19 includes the payments of 5% interest if paid on or before the 1st
20 day of each month; 10% interest if paid thereafter. Buyers shall
21 make the first payment on or before August 10, 1979.

22 5. In the event notice of default is given to Buyers or
23 Sellers by any of the Mortgagors on any of the property herein,
24 and said default is not cured within 60 days, this contract will
25 be terminated and Sellers shall have the right to immediate occup-
26 ancy.

27 6. This contract shall be considered to be in default in the
28 event Buyers fail to make any payments due under the terms of this
29 contract within 60 days of the date due and payable.

30 7. If payment is made 10 days after the payment is due,
31 Buyers shall be obligated to pay a \$35.00 late charge.

32 8. If Buyers elect to pay the balance due on the contract,

1 in full, 10% shall be deducted from the remaining balance.

2 9. Buyers shall insure, and name Sellers as beneficiaries,
3 the property herein described against fire, theft and casualty
4 loss for the total amounts recited herein.

5 10. Sellers agree not to compete with Buyers in the liquor,
6 gaming or grocery business within a radius of 50 miles during the
7 term of this agreement.

8 11. All taxes shall be pro-rated between Buyers and Sellers.
9 In the event Buyers default on the payment of taxes this contract
10 can be terminated at the option of the Sellers.

11 12. This contract may be assigned only by mutual agreement
12 of the parties.

13 13. Sellers agree to furnish titles to the property herein,
14 within their control, when this obligation is complete.

15 14. Payments shall be made through the Nevada Bank & Trust
16 Caliente, Nevada; Sellers shall absorb these collection costs.

17 15. Buyers shall obtain a liquor license and gaming license
18 as soon as possible. Buyers may utilize Sellers' liquor and gam-
19 ing licenses through July 1, 1980.

20 IN WITNESS WHEREOF, the parties hereto have hereunto set their
21 hands this 7 day of December, 1979.

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24 C. M. Robinson, Jr.
C. M. ROBINSON, JR., SELLER

25
26 Betty H. Robinson
BETTY H. ROBINSON, SELLER

27
28 James F. Lindow
JAMES F. LINDOW, BUYER

29
30
31 Darlene S. Lindow
DARLENE S. LINDOW, BUYER

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Subscribed and sworn to before me
this 17th day of December, 1979.
[Signature]

[Notary Seal]
Notary Public
State of Nevada
My Comm. Expires 12/31/1980

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ADDENDUM TO PURCHASE AGREEMENT

Buyers shall also pay Sellers \$3,000.00 payable as follows:
\$1,000.00 on or before October 10, 1979; \$1,000.00 on or before
November 10, 1979; and \$1,000.00 on or before December 10, 1979.
If these payments are made in accordance with these provisions
the balance due will be reduced by \$2,000.00 and thereafter
total \$60,000.00.

IN WITNESS WHEREOF, the parties hereto have hereunto set their
hands this 17 day of ~~July~~ ^{December}, 1979.

C. M. Robinson, Jr.
C. M. ROBINSON, JR., SELLER

Betty M. Robinson
BETTY M. ROBINSON, SELLER

James F. Lindow
JAMES F. LINDOW, BUYER

Darlene S. Lindow
DARLENE S. LINDOW, BUYER

Subscribed and sworn to before
me this 17th day of December, 1979
J. W. [Signature]

68393
FILED
JAMES LINDOW
APR. 21, 1980
12:15 PM
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YURIKO SETZER
Karen Herndon, Deputy

18	Beans farm appli		
3	ticket pens	.89	16.02
4	strawberry hill	.89	267
12	silicon pens	.89	356
11	labeled memo pads	4.59	55.08
	adding log	4.76	5236
4	resistor tubes		
13	change ring links		
18	chamond wallnuts 2.23		
38	ass cup cables	1.35	24.30
3	applicators	.21	7.98
7	Theraburg mini chips	.83	3.32
7	skamp fish sticks	.76	5.32
14	laminated paper links	.54	7.56
2	hot dogs 1.49		
12	laminated paper 1.79	.85	1.70
		.97	11.64
OLD			
3	chicken nibbles	.85	2.55
14	1/4 lb. beef 1.27	.84	10.92
4	hash browns	.40	1.60
7	salami 1.39	.90	6.30
4	T. & D. downers	.70	2.80
7	string beans	.20	1.80
3	high heels	.89	2.67
3	green peas 2.64	1.39	4.17
4	hamburg 1.29	.80	3.20
3	pink tortillas	.30	1.50
41	See - !!!	.41	16.81

TOTAL OF ALL 15 PAGES =

245.83
 BCCY 37 PAGE 92
 \$ 3,557.34