

1 C. At the termination of the obligation from SELLERS to
2 the Valley Bank of Nevada, hereinafter referred to in Paragraph
3 A, BUYERS shall pay to SELLERS the balance of the purchase price
4 in monthly installments of \$2,583.00 until such time as the prin-
5 ciple and interest are fully paid.

6 5. INSURANCE: BUYERS shall, effective February 1, 1981,
7 provide fire insurance at a rate not less than \$150,000 or the
8 outstanding balance owed, with the necessary endorsement showing
9 the interest of the SELLERS as vendors. SELLERS agree to assign,
10 if requested the existing insurance on the property described
11 herein.

12 6. ACCELERATION: BUYERS may accelerate payments without
13 penalty.

14 7. PRORATIONS: Taxes, insurance and all other proratable
15 items shall be as of February 1, 1981.

16 8. SECOND DEED OF TRUST AND CHATTEL MORTGAGE, GRANT,
17 BARGAIN AND SALE DEED AND ASSUMPTION AGREEMENT AND BILL OF SALE.

18 On or before the date of execution of this contract
19 SELLERS agree to convey the real property herein described to
20 BUYERS by execution of a Grant, Bargain and Sale Deed.
21 Simultaneously BUYERS and SELLERS agree to execute a Second Deed
22 Of Trust And Chattel Mortgage naming BUYERS as Trustors and
23 SELLERS as Trustees and as Beneficiaries of the real property,
24 inventory and equipment. Simultaneously BUYERS agree to execute
25 an Assumption Agreement, assuming the Second Deed of Trust And
26 Chattel Mortgage hereinabove mentioned in Paragraph 4 (A).
27 Simultaneously, SELLERS shall execute a Bill of Sale to BUYERS
28 transferring ownership of personal property to BUYERS, secured by
29 Second Deed of Trust and Chattel Mortgage.

30 9. ENTRY AND RETAKING. If BUYERS default all permanent
31 fixtures and improvements will remain with the property.

32 10. Real or Personal Property may not be sold or mortgaged

1 without the written permission of the SELLERS.

2 11. SELLERS covenant not to compete with BUYERS during the
3 term of this agreement within a radius of 20 miles from the loca-
4 tion of the real property.

5 DATED AND DONE this 31st day of January, 1980. *1981 1/31/81*

6 STATE OF NEVADA)
7 COUNTY OF LINCOLN) ss.

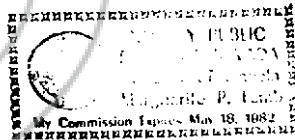
8
9 RUBEN and SILVINA GARZA, being first duly sworn deposes and
10 says that they have read the foregoing Contract of Sale and knows
11 the contents thereof and that the same are true of their own
12 knowledge except as to those matters therein stated upon infor-
13 mation and belief and as to those they believes them to be true.

Ruben Garza
RUBEN GARZA

Silvina Garza
SILVINA GARZA

14
15
16
17 Subscribed, and Sworn to before me
18 this 31st day of January, 1980. *1981 1/31/81*

19 *Marybeth Lamb*
NOTARY PUBLIC



20
21 STATE OF NEVADA)
22 COUNTY OF LINCOLN) ss.

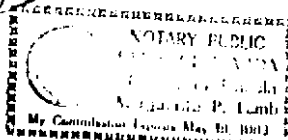
23
24 JAMES E. and GENEVIEVE M. LOGAN, being first duly sworn
25 deposes and says that they have read the foregoing Contract of
26 Sale and knows the contents thereof and that the same are true of
27 their own knowledge except as to those matters therein stated
28 upon information and belief and as to those they believe them to
29 be true.

James E. Logan
JAMES E. LOGAN

Genevieve M. Logan
GENEVIEVE M. LOGAN

30
31 Subscribed, and Sworn to before me
32 this 31st day of December, 1980. *1981 1/31/81*

33 *Marybeth Lamb*
NOTARY PUBLIC



Book 42 pgs 347

COPY

No. 71404
FILED AND RECORDED AT REQUEST OF
Mrs. JAMES LOGAN
FEB. 13, 1981
AT 1 MINUTE PAST 12 O'CLOCK
P. M. IN BOOK 42 OF OFFICIAL
RECORDS PAGE 345 LINCOLN
COUNTY, NEVADA.

Guillermo Sotelo
COUNTY RECORDER