THIS IS A LEGALLY BILDING CONTRACT OF NOT UNDERSTOOD, SEEK COMPETENT ADVICE!"

## UNIFORM REAL ESTATE CONTRACT

	after designated as the Seller, as	<sub>ad</sub> Lawrence E. Husband and	Woolever and Pa	ula K. Woolever,	
		01 5.4 4	and 1975 LaCarona	EA! - 24!	
Mervin	after designated as the Buyer, MoDile Home, Ser,	# 58939XU	SIG 1979 Edicatoria	DY A EV	
and ti	WITNESSETH: That the Selection has been selected by Lincoln	atem mentioned willess	ion herein mentioned ag to purchase the follow to to-wit: Main Str	ing described real proper	ty, situat
	particularly described as follow	•		ADDRESS	
	See description or	n addendum "A".			-
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	Paid Burne breaks a series				
<u>For</u>	Said Buyer hereby agrees to a ty-three thousand nine	hundred-thirty	nd pay for said describe -eight and 11/10/	Dollars (\$ 43,	938.11
payabl	at the office of Seller, his ass	igns or order		- DOMES (S. 17)	
strictly	within the following times, to-	wit:			00.00
cash, t	he receipt of which is hereby ac	knowledged, and the b	alance of \$ 39,437.3	6 shall be pai	d as folk
	and the same of th	The state of the s	7%		
Mon	thly payments of not 1	ess than \$400.0	O including inter	rest beginning Ja	nuary
pri	s monthly escrow fees ncipal are paid in ful	OT 1/2 OT 1% CO	ntinuing thereafi	ter until said in	terest
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			1. 1	_ / /	
	sion of said premises shall be de				19 8
J 4.	Said monthly payments are to al. Interest shall be charged fro	be applied first to	the payment of interest	and second to the redu	ction of
	Min-	December 1:		on all unpaid po	rtions of
may b		mthly payments upon i	9.0 %) per annum.	The Buyer, at his option	at anyti
	y amounts in excess of the morect by the Buyer herein assuments at the election of the buyer				
	It is understand and agreed the	of to the Walley seemed.	married duam, ab. a December		
hereina	fter stipulated, or as to any eti	her remedies of the sel	no way after the terms Her.	of the contract as to th	e forfeit
	It is understood that there pre	nently exists an obligi	stion against said proper	ty in favor of <u>Neva</u>	ia Bani
and	Truct Company Slame				d balance
ano	Trust Company, Alamo,	Nevada 25	1092	with an unpar	
15,	750.00	Nevada of December 15.		<u> </u>	
15,	Prust Company, Alamo, 750,00 and Seller represents that there are in the process of being imitali	Nevada  of December 15.	and the state of t		o said pro
15, 15, 7. ises no	8eller represents that there are r in the process of being install cept the following None	Nevada of December 15, r no unpaid special impled, or which have been	provement district taxes a completed and not paid	covering improvements to for, outstanding against	t said pr
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13. The Buyer further agrees to keep all insurable buildings any a cacepable to the Seller in the amount of not less than the any a casaign asid insurance to the Seller an his interests may appeal it. In the event the Buyer shall default in the payment of any summa an herein provided, the Seller may, a this soption, pay said hem, and if Seller elects so to do, then the Buyer agrees to repaid by him, together with interest thereon from date of payme th until paid.  18. Buyer agrees that he will not commit or suffer to be compremises, and that he will maintain asid premises in good coad it. In the event of a failure to comply with the terms hereof the payment or payments when the same shall become due, or wifer, at his option shall have the right, upon failure of the Buyer to rem to be released from all obligations in law and in equity to come to be released from all obligations in law and in equity to come to be released from all obligations in law and in equity to come to be released from all obligations in law and in equity to come to be released from all obligations in law and in equity to come to be released from all obligations in law and in equity to come to be released from all obligations in law and in equity to come to be released from all obligations in law and in equity to come to be released from all obligations in law and in equity to come to be released from all obligations in law and in equity to come to be released from all obligations in law and in equity to the contract and become the property of the Seller, the Buyer agrees to possession of asid premises without legal processes as in its ments on one of more exercises in shall see the property of the Seller in the law and the law and the property of the seller may bring suit and recover judgment for all defect. (The use of this remedy on one or more exercise in shall see the first property of the seller and property in the suit of the su	aid balance on this contract, or S.  and to deliver the Insurance policy to him.  pecial or general taxes, assessments or insurance, and to deliver the Insurance policy to him.  pecial or general taxes, assessments or insurance, assessments and insurance premiums or eith the Beller upon demand, all such aums on advance of said suras at the rate of % of one percent y ted any waste, spoil, or destruction in or upon the Buyer, or upon failure of the Buyer to me the Buyer, or upon failure of the Buyer to me to days thereafter, if y the default within five days after written noticely and property, and all payments which he forfeited to the Seller as liquidated damages fit the Seller may at his option re-enter and taxed and former estate, together with all improved indictions and improvements shall remains within a contract as a rede and mortages, and part this contract as a note and mortages, and paforeclose the same in accordance with the laws is applied to the payment of the balance owis judgment for any deficiency which may remain of a complaint, shall be immediately entitle application hereunder, or hold the same pursuance of a comparity and collect the renta, leaves a phigation hereunder, or hold the same pursuance of foreclosure, shall be entitled to the possessic premises other than those herein provided for a provided for shall hereafter accrue against the pay and discharge the same and receive cred.
14. In the event the Buyer shall default in the payment of any niums as herein provided, the feller may, at his epiton, pay said hem, and if Seller elects so to do, then the Buyer agrees to repaped by him, together with interest thereon from date of payment th until paid.  15. Buyer agrees that he will not commit or suffer to be compromises, and that he will maintain said premises in good could.  16. In the event of a failure to comply with the terms hereof the payment or payments when the same shall become due, or will payment or payments when the same shall become due, or will payment or payment or payments when the following alternative remedies:  A. Seller shall have the right, upon failure of the Buyer to remain to be released from all obligations in law and in equity to elect the payment of the said processes as in its ments and additions made by the Buyer thereon, and the buyer become the property of the Seller, the Buyer between the land become the property of the Seller, the Buyer between the land become the property of the Seller, the Buyer between the land become the property of the Seller, is shall to one of the other remedies hereunder in the event of a substant of the said payment of the said processes and storney's fees; and the Seller may lect to title to the Buyer subject thereto, and proceed immediately it the State of New, and have the property sold and the process including costs and attorney's fees; and the Seller may have In the case of foreclosure, the Seller, upon entry of judgment of the said promises during the period of redemption.  17. It is agreed that time is the essence of this agreement of the said promises during the period of redemption.  18. In the event there are any liens or encumbrances spainst mired to, or in the event any liens or encumbrances of indigment of the said promises during the period of redemption.  19. The Seller on receiving the payments hereis reserved to be a described premises free and clear of all encumbrances except as a through the axis or neglect of th	and to deliver the insurance policy to him. percial or general tarea, assessments or insurance, as a such as a sum of a desired the Seller upon demand, all such as any so advance or as all assessments and insurance premiums or upon. It is supported to the Buyer, or upon failure of the Buyer to me it is supported to the Seller as liquidated damages for the Seller may at his option re-enter and tareas and former entate, together with all improve making and once a tenant at will of the Seller; or quent installments, including costs and attorns of prevent the Seller, at his option, from resorting the prevent the Seller, at his option, from resorting the prevent the Seller, at his option, from resorting the prevent the Seller, at his option, from resorting the prevent the Seller, at his option, from resorting the prevent the Seller, at his option, from resorting the prevent to the Buyer, to declare the entire unput eat this contract as a note and mortange, and particulate to the Buyer, to declare the entire unput eat this contract as a note and mortange, and particulate to the payment of the beliance owing judgment for any deficiency which may remain of a complaint, shall be immediately entitled aged property and collect the rents, insues and a policy of the passession of convoled for shall hereafter accrue against the pay and discharge the same and receive cred
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16. Buyer agrees that he will not commit or suffer to be compromises, and that he will maintain said premises in good could.  16. In the event of a failure to comply with the terms hereof it payment or payments when the same shall become due, or will payment or payments when the same shall become due, or will payment or all objects on the land processes as in its ments and additions made by the Buyer thereon, and the Buyer hereon, and the Buyer between the land become the property of the Seller, the Buyer be the land become the property of the Seller, the Buyer hereon, and the fees. (The use of this remedy on one or more eccasion: shall to one of the other remedies heretunder in the event of a subset of the other remedies heretunder in the event of a subset of the other remedies heretunder in the event of a subset of the there of the other remedies heretunder in the event of a subset of the the Buyer subject thereto, and proceed immediately it the State of New and have the property sold and the process including costs and attorney's fees; and the Seller may have In the case of foreclosure, the Seller, and proceed immediately it the appointment of a receiver to take possession of said map profits therefrom and apply the same to the payment of the order of the court; and the Seller, upon entry of judgment of the said premises during the period of redemption.  17. It is agreed that time is the essence of this agreement of the said premises during the period of redemption.  18. In the event there are any liens or encumbrances against an red to, or in the event any liens or encumbrances when than her by acts or neglect of the Seller, then the Buyer may, at his option and the event there are not persent before of the Buyer; a payment of the server or a server of the pa	tied any waste, spoil, or destruction in or upon.  the Buyer, or upon failure of the Buyer to me 10 days thereafter, it  y the default within five days after written note wey said property, and all payments which he forfeited to the Seller as liquidated damages f it the Seller may at his option re-enter and ta rail and former estate, together with all impres is additions and improvements shall remain wi- oming at once a tenant at will of the Seller; or quent installments, including costs and attorns, it prevent the Seller, at his option, from resortis pent default): or motive to the Buyer, to declare the entire unpur- eat this contract as a note and mortage, and pa- forcelose the same in accordance with the laws a applied to the payment of the balance owis judgment for any deficiency which may remai of a complaint, shall be immediately entitled taged property and collect the rents, issues as of a complaint, shall be immediately entitled taged property and collect the rents, issues as of a complaint, shall be inclined to the possessie for the same of the same pursuan f foreclosure, shall be entitled to the possessie premises other than those herein provided for a provided for shall hereafter accrue against the pay and discharge the same and receive cred
16. Buyer agrees that he will not commit or suffer to be compromises, and that he will maintain said premises in good could.  16. In the event of a failure to comply with the terms hereof it payment or payments when the same shall become due, or will payment or payments when the same shall become due, or will payment or all objects on the land processes as in its ments and additions made by the Buyer thereon, and the Buyer hereon, and the Buyer between the land become the property of the Seller, the Buyer be the land become the property of the Seller, the Buyer hereon, and the fees. (The use of this remedy on one or more eccasion: shall to one of the other remedies heretunder in the event of a subset of the other remedies heretunder in the event of a subset of the other remedies heretunder in the event of a subset of the there of the other remedies heretunder in the event of a subset of the the Buyer subject thereto, and proceed immediately it the State of New and have the property sold and the process including costs and attorney's fees; and the Seller may have In the case of foreclosure, the Seller, and proceed immediately it the appointment of a receiver to take possession of said map profits therefrom and apply the same to the payment of the order of the court; and the Seller, upon entry of judgment of the said premises during the period of redemption.  17. It is agreed that time is the essence of this agreement of the said premises during the period of redemption.  18. In the event there are any liens or encumbrances against an red to, or in the event any liens or encumbrances when than her by acts or neglect of the Seller, then the Buyer may, at his option and the event there are not persent before of the Buyer; a payment of the server or a server of the pa	tied any waste, spoil, or destruction in or upon.  the Buyer, or upon failure of the Buyer to me 10 days thereafter, it  y the default within five days after written note wey said property, and all payments which he forfeited to the Seller as liquidated damages f it the Seller may at his option re-enter and ta rail and former estate, together with all impres is additions and improvements shall remain wi- oming at once a tenant at will of the Seller; or quent installments, including costs and attorns, it prevent the Seller, at his option, from resortis pent default): or motive to the Buyer, to declare the entire unpur- eat this contract as a note and mortage, and pa- forcelose the same in accordance with the laws a applied to the payment of the balance owis judgment for any deficiency which may remai of a complaint, shall be immediately entitled taged property and collect the rents, issues as of a complaint, shall be immediately entitled taged property and collect the rents, issues as of a complaint, shall be inclined to the possessie for the same of the same pursuan f foreclosure, shall be entitled to the possessie premises other than those herein provided for a provided for shall hereafter accrue against the pay and discharge the same and receive cred
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16. In the event of a failure to comply with the terms hereof by payment or payments when the same shall become due, or with re, at his option shall have the following alternative remedies:  A. Seller shall have the right, upon failure of the Buyer to rem to be released from all obligations in law and in equity to elease the teretofore on this contract, and the Buyer, shall the hon-parformance of the contract, and the Buyer agrees it pessession of said premises without legal processes as in its ments and additions made by the Buyer thereon, and the single that he has become the property of the Seller, the Buyer be a subset to one of the other transdicts hereunder in the event of a subset. The Seller may bring suit and recover judgment for all defece. (The use of this remedy on one or more extraior; shall to one of the other transdicts hereunder in the event of a subset. The Seller shall have the right, at his option, and upon writte halance hereunder at once due and payable, and may elect to title to the Buyer subject thereto, and proceed immediately it the State of Rev. and have the property soid and the proceincluding costs and attorney's fees; and the Seller may have line the case of foreclosure, the Seller hereunder, upon the fill the appointment of a receiver to take possession of said mon profits therefrom and apply the same to the payment of the corder of the court; and the Seller, upon entry of judgment of the anid premises during the period of redemption.  17. It is agreed that time is the essence of this agreement of the anid premises during the period of redemption.  18. In the event there are any liens or encumbrances against mit of the anid premises during the period of redemption.  19. The Seller on receiving the payments herein reserved to be per to execute and deliver to the Buyer and formish at his pays he amount then remaining due hereunder in the amount of any she amount then remaining due hereunder in the amount of such as more and the payment here of the supers and clear of all encumbrances	the Buyer, or upon failure of the Buyer to me  10  days thereafter, if y the default within five days after written notic wey said property, and all payments which he forfeited to the Seller as liquidated damages f it the Seller may at his option re-enter and ta- sist and former entate, together with all improve is additions and improvements shall remain wi- indictions and improvements shall remain wi- ming at once a tenant at will of the Seller; or quent installments, including costs and attorne, is prevent the Seller, at his option, from remortion the remaining of the seller, at his option, from remortion the remaining of the seller, and in option, from remortion the remaining of the seller, and in option at this construct as a note and mortages, and pse foreclose the same in accordance with the lawn is applied to the payment of the balance owin judgment for any deficiency which may remain of a complaint, shall be immediately entitled raged property and collect the rents, issues a obligation hereunder, or hold the same pursual foreclosure, shall be entitled to the possessic premises other than those herein provided for a provided for shall hereafter accrue against th pays and discharge the same and receive cred
A. Seller shall have the right, upon failure of the Buyer to rem to be released from all obligations in law and in equity to a been made theretofore on this contract by the Buyer, shall the non-performance of the contract, and the Buyer agrees it possession of said premises without legal processes as in its ments and additions made by the Buyer thereon, and the since the land become the property of the Seller, the Buyer he B. The Seller may bring suit and recover judgment for all deferes. (The use of this remedy on one or more excasion; shall to one of the other remedies hereunder in the event of a subset.  C. The Seller may have the right, at his option, and upon writted to the Buyer subject thereto, and proceed immediately to the State of Revy, and have the property soid and the proceincluding costs and storneys fees; and the Seller may have in the case of foreclosure, the Seller hereunder, upon the filit the appointment of a receiver to take possession of said more profits therefrom and apply the same to the payment of the order of the court; and the Seller, upon entry of judgment of the anid premises during the period of redemption.  17. It is agreed that time is the essence of this agreement and the event there are any liens or encumbrances against mit red to, or in the event any liens or encumbrances against mit red to, or in the event any liens or encumbrances ther than her by acts or neglect of the Seller, then the Buyer may, at his optive he amount then remaining due hereunder in the amount of my sherein provided to be made, may, at the option of the Buyer, leants shall equal any sums advanced as a foresaid.  19. The Seller on receiving the payments herein reserved to be per to execute and deliver to the Buyer, and to furnish at his execute and remembers of the super, and the furnish at his execute and seller and seller of all encumbrances except as a through the acts or neglect of the Buyer, and to furnish at his partner brough of this agreement, or at time of delivery of deed, at the option of this a	oays thereafter, a gray after written notice way said property, and all parments which he forfeited to the Seller as liquidated damages fit the Seller may at his option re-enter and the rail and former entate, together with all improviming at once a tenant at will of the Seller; or quent installments, including costs and attorns of prevent the Seller, at his option, from resortion the tenant to the seller; or quent installments, including costs and attorns at prevent the Seller, at his option, from resortion to the flayer, to declare the entire usper eat this contract as a note and mortage, and particularly an applied to the payment of the balance owis judgment for any deficiency which may remain a complaint, shall be immediately entitled taged property and collect the rents, issues as obligation hereunder, or hold the same pursuant of foreclosure, shall be entitled to the possessic premises other than those herein provided for a provided for shall hereafter accrue against the pay and discharge the same and receive cred
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C. The Seller shall have the right, at his option, and upon writte halance hereunder at once due and payable, and may elect to title to the Buyer subject thereto, and proceed immediately the State of New, and have the property sold and the process including costs and attorney's fees; and the Seller may have In the case of foreclosure, the Seller hereunder, upon the fill the appointment of a receiver to take possession of said more profits therefrom and apply the same to the payment of the to order of the court; and the Seller, upon entry of judgment 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 against an red to, or in the event any liens or encumbrances against an red to, or in the event any liens or encumbrances asker than her by acts or neglect of the Seller, then the Buyer may, at his option amount then remaining due hereunder in the amount of any a herein provided to be made, may, at the option of the Buyer, leants shall equal any summ advanced as aforesaid.  19. The Seller on receiving the payments herein reserved to be a described premises free and clear of all encumbrances except as a described premises free and clear of all encumbrances except as a through the acts or neglect of the Buyer or assigns, a good and a described premises free and clear of all encumbrances except as through the acts or neglect of the Buyer and to furnish at his e purchase price or at the option of the Seller, as abstract brough of this agreement, or at time of delivery of deed, at the option of the seller, as abstract brough of this agreement, or at time of delivery of deed, at the option present condition and that there are no representations, covenant ence to said property except as herein specifically set forth or the Buyer and Seller each agree that should they default in a tall the defaulting party shall pay all costs and expenses, including provided hereunder or by the statutes of the State of New	nent default; or motive to declare the entire unpurent this contract as a note and mortages, and pa foreclose the name in accordance with the laws a applied to the payment of the balance owin judgment for any deficiency which may remai of a complaint, shall be immediately entitled taged property and collect the rents, issues as a ball of processing the same pursuant foreclosure, shall be entitled to the possession premises other than those herein provided for a provided for shall hereafter accrue against the pay and discharge the name and receive cred
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	La K. Woolever  Buyer  Uniform Real Estate Contract

UNIFORM REAL ESTATE CONTRACT DATED: December 15, 1983

BUYERS: Lawrence E. & Paula K. Woolever

SELLERS: Arthur C. Boulden & Lucinda J. Boulden

## Addendum "A"

Commencing at the Southwest corner of the NEESWE of Section 5, Township 7 South, Range 61 East, M.D.B. & M.; thence running due East along the South 1 the of said NEESWE a distance of 910 feet, more or less, to the West line of Main Street at the Northeast corner of Lot 1, Block 66, Alamo Townsite, on file in the office of the County Recorder of said Lincoln County; running thence North 1° 23' West along the West side of said Main Street and the projection thereof, a distance of 685 feet to the true point of beginning; thence continuing North 1° 23' West along the West side of said Main Street and the projection thereof, a distance of 115 feet; thence South 88° 37' West, a distance of 200 feet; thence South 1° 23' East, a distance of 115 feet; thence North 88° 37' East, a distance of 200 feet to the Point of Beginning.

Julinda J. Balleller Januar & Woolver Paula K. Woolver

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FILED AND RECORDED AT REQUEST OF Nevada Bank & Trust
March 21, 1984

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