

Lincoln County

CONTRACT FOR THE SALE OF REAL ESTATE

THIS AGREEMENT, made and entered into this <sup>Aug</sup> 24 day of ~~July~~ A.D. 1984, by and between Elgie Thompson and Dorothy Thompson, husband and wife, the parties of the first part, and James C. Howard and Linda D. Howard, husband and wife as joint tenants, the parties of the second part.

WITNESSETH: That the said parties of the first part hath sold, and doth agree to convey in fee simple unto the said parties of the second part, their heirs and assigns forever, by good and sufficient deed (upon the punctual payment by the said parties of the second part of the consideration money hereinafter mentioned) the following premises in the County of Lincoln, State of Nevada, and bounded and described as follows, to-wit:

That certain parcel of land situate in the SW $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 35, T.2 N., R.69 E., MDB&M., and described as follows, to-wit:

Beginning at the Southwest corner of said SW $\frac{1}{4}$ NE $\frac{1}{4}$  of said Section 35 and running thence N.0°09'24"E., a distance of 330 feet to the true point of beginning, thence continuing N. 0°09'24" E. a distance of 345.24 to the Northwest corner of this parcel; thence East a distance of 125.11 feet to the Northeast corner of said parcel; thence S.03°10'40" W., a distance of 165.00 feet to a point; thence S. 03°40'40"W. a distance of 181.24 feet to the Southeast corner of said parcel; thence West 100 feet to the true point of beginning, and being that certain parcel of land shown as Parcel No. 4 on that certain Parcel Map of the SW $\frac{1}{4}$  of the NE $\frac{1}{4}$  Sec. 35, T2N., R69E., MDB&M., prepared at the instance of Elgie and Dorothy Thompson, said map was filed in the office of the County Recorder of Lincoln County, Nevada in Book A-1 of plats at page 216 on November 7, 1983.

TOGETHER with all the privileges and appurtenances to the same belonging, and all the rents, issues and profits thereof.

And the said parties of the second part, for themselves and for their heirs and assigns, executors and administrators, does covenant and agree that they will pay to the said parties of the first part, their heirs and assigns the sum of Twelve Thousand Dollars (\$12,000.00) the consideration money for said premises, in the manner following: Five Hundred Dollars (\$500.00) upon the execution of this instrument, the receipt of which is hereby acknowledged, and One Hundred Dollars (\$100.00) on or before the 15th day of August, 1984 and One Hundred Dollars (\$100.00) on or before the 15th day of Each month thereafter until the full purchase price, together with the interest at the rate of Eight (8%) per cent per annum has been paid.

All assessments and taxes that are now or may hereafter be levied or assessed against said premises are to be paid by the parties of the second part and commencing with the tax assessment due to Lincoln County, Nevada on July 16, 1984.

DOCUMENTARY TRAINER TAX 11-11-84  
James C. Howard & Linda D. Howard  
Parties of the second part

Lincoln County

It is understood and agreed that the said parties of the second part may take possession of said premises immediately to use and improve as their own, in an good and husbandlike manner.

It is understood and agreed by and between the parties hereto that if the said parties of the second part fail to pay consideration money, or the assessment or taxes as herein stipulated, then this agreement is to be void as it regards the said parties of the first part at their option. The said parties of the second part may grant a grace period of 30 days.

IN TESTIMONY WHEREOF the said parties have hereunto set their hands the day and year first above written.

Elgie Thompson  
Elgie Thompson

Dorothy Thompson  
Dorothy Thompson  
FIRST PARTIES

X James C. Howard  
James C. Howard

X Linda D. Howard  
Linda D. Howard  
SECOND PARTIES

STATE OF NEVADA)  
)SS.  
COUNTY OF LINCOLN)

On this <sup>August</sup> 24th day of July, A.D. 1984, before me a Notary Public in and for said County and State, personally appeared Elgie Thompson and Dorothy Thompson, husband and wife, known to me to be two of the persons described in and who executed the foregoing instrument, who jointly and severally acknowledged to me that they executed the same freely and voluntarily and for the uses and purposes therein mentioned.

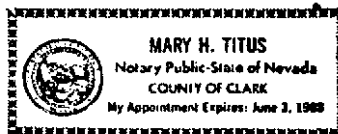
Ronald J. Barnett  
Notary Public

STATE OF NEVADA)  
)SS.  
COUNTY OF Clark)

On this <sup>Aug</sup> 24 day of ~~July~~ A.D. 1984, before me a Notary Public in and for said County and State, personally appeared James C. Howard and Linda D. Howard, husband and wife, known to me to be two of the persons described in and who executed the foregoing instrument, who jointly and severally acknowledged to me that they executed the same freely and voluntarily and for the uses and purposes therein mentioned.

Mary H. Titus  
Notary Public

No. 81138  
FILED AND RECORDED AT REQUEST OF  
Dorothy Thompson  
Sept. 11, 1984  
AT 20 MINUTES PAST 2 O'CLOCK  
P. M. IN BOOK 62 OF OFFICIAL  
RECORDS, PAGE 71 LINCOLN  
COUNTY, NEVADA.  
YURIKO SETZER  
COUNTY RECORDER



By M. J. Condie Deputy