

SALES CONTRACT

Pioche, Nevada

DEC. 6, 1985

This Sales Contract, entered into by Melinda D. Hinds ("Seller") and William Stark and Elizabeth Stark, husband and wife ("Buyers"),

WITNESSETH:

1. The Seller, in consideration of the payments to be made by Buyers and the conditions and covenants to be kept by them, as hereinafter set forth, agree to sell, and Buyers agree to buy, the real property situated in Lincoln County, Nevada, described as:

Lots 25, 26, 27, 66, 67, and 68, and adjoining one-half (1/2) of Lots 24 and 69, Block 23, Town of Pioche, as delineated on the official plat of said town in the office of the County Recorder of Lincoln County, Nevada,

together with all and singular the improvements and appurtenances located thereon or appertaining thereto, for the sum of Thirty-five thousand dollars (\$35,000.00), in lawful money of the United States of America, and Buyers, in consideration of the premises agree to pay Seller the aforesaid sum of money for all of said real property, in installments, as follows:

THREE HUNDRED DOLLARS (\$300.00), inclusive of principal and interest on the unpaid balance at the rate of 8% per annum, on or before December 10, 1985, and a like amount, or more, on or before the 10th day of each and every succeeding month thereafter until the entire principal and accrued interest is paid in full. All payments shall be applied first to accrued interest, then to principal.

All monies paid as rental on said property from October 1981, thru November 1985 are to be applied as a down payment on said property amounting to fifteen-thousand dollars (\$15,000.00), balance owing in the sum of twenty-thousand (\$20,000.00), at 8% interest.

2. Possession will be delivered as of the date of execution hereof.

3. In addition to installments on the purchase price, Buyers agree to pay all real property taxes, assessments and utilities,

4. Seller warrants that she is the owner of the property and hold title in fee simple, free of encumbrances. Seller covenants that she will not encumber the property, and that upon payment of all sums required to be paid by Buyers she shall deliver to them a good and sufficient warranty of grant, bargain and sale deed, conveying title to the property to Buyers, free of encumbrances.

5. In the event Buyers should fail to make installments or other payments required of them by this Sales Contract, and shall fail to cure such deficiencies within sixty (60) days after written notice of default given by seller, seller may thereupon declare this Sales Contract to be null and void, of no further force or effect, and they may retain all payments made to them to that date as fair rental, and in full satisfaction of damages sustained by them by reason of Buyers' default.

6. The waiver by the Seller of any covenant, condition or agreement herein contained shall not vitiate the same or any other covenant, condition or agreement contained herein and the terms, conditions, covenants and agreements set forth herein shall apply to and bind the heirs, successors, and assigns of each of the parties hereto.

7. All words used in this Sales Contract, including the words Buyers and Seller, shall be construed to include the plural as well as the singular number and words used herein in the present tense shall include the future as well as the present and words used in the masculine gender shall include the feminine and neuter.

8. The Buyers shall insure the buildings now on said property, if any, or such buildings as may be placed thereon, against fire, for not less than 75% of the value thereof, with some Fire Insurance Company to be approved by the Seller and any loss thereunder shall be paid to the Buyers and the seller as their interests may appear. Should said property be not insured as aforesaid the Seller may insure said property and the cost thereof shall be paid by the Buyers, upon demand, including interest thereon from the date the premium is paid by the Seller.

9. All notices required hereunder shall be sent by United States Mail, postage prepaid, certified and return receipt requested, if to Buyers, addressed:

WILLIAM STARK
P.O. BOX 93
PISCATAWAY, N.J. 08854

and if to Sellers addressed:

Melinda Hinds
1722 Homeward
Lima, Ohio 45807

10. This Sales Contract shall be governed by the laws of the State of Nevada.

IN WITNESS WHEREOF, we have hereunto set our hands the day and year first above written.

William Stark
WILLIAM STARK

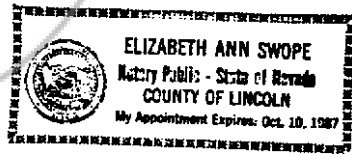
Melinda D. Hinds
MELINDA D. HINDS

Elizabeth Stark
ELIZABETH STARK

STATE OF NEVADA }
COUNTY OF LINCOLN }

ON December 2, 1985, personally appeared before me, a Notary Public, William Stark and Elizabeth Stark, who acknowledged that they executed the foregoing instrument.

Elizabeth Ann Swope
NOTARY PUBLIC



STATE OF ~~NEVADA~~ } OHIO
COUNTY OF ~~LINCOLN~~ } ALLEN

ON Jan 15, 1986, personally appeared before me, a Notary Public, William Stark and Elizabeth Stark, who acknowledged that they executed the foregoing instrument.

Dorothy I. Donnal
NOTARY PUBLIC

Dorothy I. Donnal, Notary Public, State of Ohio
My Commission Expires August 22, 1990

No. 81527
FILED AND RECORDED AT REQUEST OF
William Stark
Jan. 27, 1986
AT 20 MINUTES PAST 3 O'CLOCK
P.M. IN BOOK 69 OF OFFICIAL
RECORDS, PAGE 449 LINCOLN
COUNTY, NEVADA.

YURIKO SETZER
COUNTY RECORDER
By Anna Collins, Deputy
BCCB 69 PAGE 452