

Lincoln County

CONTRACT FOR SALE OF REAL ESTATE

THIS AGREEMENT made and entered into this 9<sup>th</sup> day of May, A.D. 1986 by and between Lester C. Mathews and Lorene W. Mathews, husband and wife the parties of the first part, and Ray B. Moffitt and LeVerne Moffitt, husband and wife 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 described premises situate in the City of Caliente, County of Lincoln, State of Nevada and bounded and described as follows, to-wit:

Lot numbered Twelve (12) in Block numbered Thirteen (13) in the said City of Caliente, Nevada, as said lot and block are shown on the official plat of said city now on file and of record in the office of the County Recorder of said Lincoln County, Nevada, and to which plat the records thereof reference is hereby made for further particular description.

Together with any and all buildings and improvement situate thereon.

TOGETHER with all the privileges and appurtenances to the same belonging, and 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 \$15,000.00 the consideration money for said premises, in the manner following: The sum of \$150.00 upon the execution of this instrument, the receipt of which is hereby acknowledged, and the sum of \$150.00 including interest at the rate of 10% per cent per annum on or before the 1st day of <sup>July</sup> ~~June~~ <sup>1986</sup> ~~1986~~ and the sum of \$150.00 including interest at the rate of 10% per annum on or before the 1st day of each month thereafter for a total of 24 payments, after which the monthly installment shall increase to \$300.00 each, including interest at the rate of 10% per annum until the full purchase price together with interest at the rate of 10% per annum has been paid.

The parties of the second part may pay payment larger than shown and may pay the full purchase price at any time during the term of this contract .

Lincoln County

All assessments and taxes that are now or may hereafter be levied or assessed against said premises are to be paid by the said parties of the second part and commencing with the tax assessment due to Lincoln County, Nevada in July of 1986.

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 a good and husbandlike manner.

It is understood that the parties of the second part will keep the premises insured for fire and other damages with the loss payable clause made payable to the parties of the first part.

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 assessments 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.

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

Lester C. Mathews  
Lester C. Mathews

Ray B. Moffitt  
Ray B. Moffitt

Lorene W. Mathews  
Lorene W. Mathews

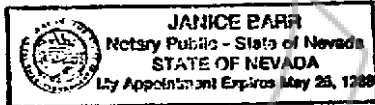
LaVerne Moffitt  
LaVerne Moffitt

FIRST PARTIES

SECOND PARTIES

STATE OF NEVADA )  
                          )ss.  
COUNTY OF LINCOLN )

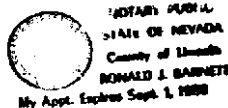
On this 9th day of May, A.D. 1986, before me a Notary Public in and for said county and state personally appeared Lester C. Mathews and Lorene W. Mathews, husband and wife, known to me to be the persons described in and who executed the foregoing instrument, who acknowledged to me that they executed the same freely and voluntarily and for the uses and purposes therein mentioned.



Janice Barr  
Notary Public

STATE OF NEVADA )  
                          )ss.  
COUNTY OF LINCOLN )

On this 9th day of May, A.D. 1986, before me a Notary Public in and for said county and state, personally appeared Ray B. Moffitt and LaVerne Moffitt husband and wife, known to me to be the person described in and who executed the foregoing instrument, who acknowledged to me that they executed the same freely and voluntarily and for the uses and purposes therein mentioned.



Ronald J. Barnett  
Notary Public

Lincoln County

COPY

No. 85337  
FILED AND RECORDED AT REQUEST OF  
Ray B. Moffitt  
July 25, 1986  
AT 25 MINUTES PAST 3 O'CLOCK  
P.M IN BOOK 71 OF OFFICIAL  
RECORDS, PAGE 357 LINCOLN  
COUNTY, NEVADA.

*Therese Stetson*  
COUNTY RECORDER