

AGREEMENT

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THIS AGREEMENT, made and entered into this 15<sup>th</sup> day of May, 1989, by and between ANGE FREE, hereinafter referred to as "SELLER" and H.A. CAMPEAU and JULIE A. CAMPEAU, husband and wife, hereinafter referred to as "BUYERS."

WITNESSETH:

SELLER, in consideration of the payments to be made by the BUYERS and the conditions and covenants to be kept and performed by the BUYERS as hereinafter set forth, BUYERS agree to pay Thirty Thousand (\$30,000.00) Dollars and SELLER agrees to accept Thirty Thousand (\$30,000.00) Dollars as payment in full for the real property and dwelling house located thereon whose legal description is as follows:

All of Lots numbered 59, 60 and 61 in Block numbered 37, together with any and all buildings and improvements situate thereon, as said Lots and Block are delineated on the Official Plat of said Town of Piochenow on file and of record in the Office of the County Recorder of said County of Lincoln and to which Plat and other County Records reference is hereby made for further particulars (said property being the same property described in Joint Tenancy Deed dated December 21, 1964 - to the First Parties described herein, which Deed is recorded in Book "M-1" of Real Estate Deeds at page 353 in said office of the County Recorder of the County of Lincoln).

1. Terms of payment to be as follows:

(a) Payments will begin on June 1, 1989, in the amount of One Hundred Fifty (\$150.00) Dollars per month until the balance is paid in full.

(b) It is understood and agreed by the parties hereto that no interest shall be included in the purchase price and SELLER waives any interest rate on said purchase price.

1           2. Possession. Possession of said premises has been  
2 delivered to the BUYERS prior to the execution of this Agreement.

3           3. Taxes and Assessments. The BUYERS shall pay all  
4 taxes and assessments from July 1, 1989 and assessed and levied  
5 against said property hereafter. Taxes for the fiscal year  
6 ending June 30th following date of this Agreement shall be paid  
7 by SELLER.

8           4. Deed. The SELLER on receiveing payment of all  
9 amounts of money mentioned herein shall execute and deliver a  
10 grant bargain and sale deed in favor of the BUYERS.

11           5. Default by BUYER. Should the BUYER fail to make said  
12 payments or any part thereof where due or fail to comply with the  
13 conditions, covenants and agreements set forth herein, the amounts  
14 paid hereon may be retained by the SELLER as the consideration for  
15 making this Agreement and thereupon the SELLER shall be released  
16 from all obligation in law or equity to convey said property and  
17 any occupance of said property thereafter by said BUYER shall be  
18 deemed to be and be a tenancy at the pleasure of the SELLER and  
19 said BUYER shall never acquire and expressly waives any and all  
20 rights or claims of title because of such possession.

21           6. Effect of Waiver. The Waiver by the SELLER of any  
22 covenant, condition or agreement herein contained shall not vitiate  
23 the same or any other covenant, condition or agreement contained  
24 herein and the terms, conditions, covenants and agreements set  
25 forth herein shall apply to and bind the heirs, successors, and  
26 assigns of each of the parties hereto. Time is of the essence  
27 in this agreement.

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7. Fire Insurance, The BUYER shall insure the house and property against fire during the term of this agreement and pay all premiums thereon.

IN WITNESS WHEREOF, the parties hereto have set their hands to this Agreement.

*Ange Free*  
ANGE FREE Seller  
*H.A. Campeau*  
H.A. CAMPEAU BUYER  
*Julie A. Campeau*  
JULIE A. CAMPEAU BUYER

STATE OF NEVADA )  
                          : ss.  
COUNTY OF LINCOLN )

Before me the undersigned Notary Public, appeared ANGE FREE, who duly acknowledged that she executed the foregoing AGREEMENT this 15<sup>th</sup> day of May, 1989, freely and voluntarily and for the uses and purposes therein mentioned.

*Elizabeth Ann Swope*  
NOTARY PUBLIC  
STATE OF NEVADA  
County of Lincoln  
ELIZABETH ANN SWOPE  
My Appointment Expires Oct. 10, 1991

STATE OF NEVADA )  
                          : ss.  
COUNTY OF LINCOLN )

Before me the undersigned Notary Public, appeared H.A. CAMPEAU and JULIE A. CAMPEAU, husband and wife, who duly acknowledged that they executed the foregoing AGREEMENT this 15<sup>th</sup> day of May, 1989, freely and voluntarily, and for the uses and purposes therein mentioned.

*Elizabeth Ann Swope*  
NOTARY PUBLIC in and for said  
County and State.

No. 91240  
FILED AND RECORDED AT REQUEST OF  
Julie A. Campeau  
May 18, 1989  
AT 45 MINUTES PAST 11 O'CLOCK  
A.M. IN BOOK 85 OF OFFICIAL  
RECORDS, PAGE 94 LINCOLN  
COUNTY, NEVADA.

NOTARY PUBLIC  
STATE OF NEVADA  
County of Lincoln  
ELIZABETH ANN SWOPE  
My Appointment Expires Oct. 10, 1991

FRANK C. HULSE  
COUNTY RECORDER  
By *Mara Cordis*, Deputy