

Lincoln County

STANDARD PURCHASE AGREEMENT AND EARNEST MONEY RECEIPT
FURNISHED BY NEVADA ASSOCIATION OF REALTORS

Received from Elie Anthony as BUYER

THE SUM OF \$ His wife Dollars (\$)

in the form of cash , personal check , other (explain) Trust & Friendship

the receipt of which is hereby acknowledged by _____

as Earnest Money on THE TOTAL PRICE OF Twenty Nine Thousand Dollars

\$29,000.00 DOLLARS for the purchase of property located in the City of Caliente County of Lincoln, Nevada,

described as All of Lot numbered Sixteen (16) in Block B in the

JAMES H. GATTFORDSON to the City of Caliente, County of Lincoln, State of Nevada

MORE Commonly Known as 960 Lincoln St. Caliente NV. 89008
The above earnest money shall be increased to _____ DOLLARS (\$)

within _____ days from the date this purchase agreement is accepted by SELLER. The balance of the purchase price shall be paid as follows:

250.00 on Feb 1, 1993, and 250.00 on the 1st of every month thereafter

until Balance is paid, according to attached Loan Amortization

Schedule. Annual Percentage Rate is 6.5%. Principal is

29,000.00. Total monthly payment is 183.30 according to

Amortization schedule and the balance of the 250.00 monthly

payment (\$66.70) will be invested by the Seller for the

Buyer, in the Buyer's name and his Mother's name as his

Beneficiary. The Buyer will be notified at regular intervals

(monthly or quarterly) of his investment throughout the course of this

Agreement - This Contract is NON-TRANSFERABLE

The above purchase price includes the following personal property free of encumbrance: Mobile Home - 60x14

1977 Flamingo Serial # 60F-2K-CP, 3 Storage Sheds. AS IS

1. Title conveyed is to be subject to encumbrances, easements, rights of way, restrictions, conditions and covenants of record. SELLER agrees to deliver, at his expense, good and marketable title as evidenced by a policy of title insurance to the BUYER. The BUYER at his option may terminate this offer to purchase and his earnest money shall be returned, if the SELLER fails to deliver as herein provided, or, if the improvements on said property are substantially destroyed or materially damaged prior to transfer of title then this agreement between BUYER and SELLER shall have no further effect except that the SELLER will be obligated to pay all expenses incurred in connection with the examination of title to the above described property.

2. In the event the BUYER fails to complete the purchase as herein provided the total earnest money described herein may at the option of the SELLER be retained as consideration for the execution of this agreement.

3. Premiums on insurance policies (acceptable to the BUYER), property taxes, sewer-use fees, rents and interest shall be prorated in escrow on the basis of a 30 day month to N/A.

4. Special assessments, if any, that are not delinquent, shall be assumed by the buyer.

5. Close of escrow (COE) shall be on or before 19 and date of possession shall be February 1st, 1993

6. Title shall be vested in N/A

7. Unless the SELLER'S acceptance of this offer to purchase is communicated to the undersigned BUYER by _____ a.m. p.m. _____, 19____, this offer shall be deemed revoked and the above earnest money shall be returned to the BUYER herein on demand.

8. The undersigned AGENT (s) shall not be held responsible by the parties hereto for any failure by either the BUYER or SELLER to comply with any or all of the terms of this purchase agreement. BUYER and SELLER shall have no power to change any of the terms of conditions of this agreement or any escrow agreement in connection herewith without first obtaining the written consent of the AGENT (s) hereto.

9. If new financing, SELLER agrees to pay 0 loan discount points at C.O.E.

10. The foregoing constitutes the entire agreement between the parties and no verbal statements made by any party are a part hereof unless incorporated in writing. In the event either party shall prevail in any legal action commenced to enforce this agreement, he shall be entitled to all costs incurred in such action including attorneys' fees. When approved by BUYER and SELLER this agreement shall be binding upon their respective heirs, executors and assigns.

Selling Agent _____ By _____

Phone _____ Address _____ City _____ State _____

In cooperation with _____

Phone _____ Address _____ City _____ State _____

The undersigned BUYER, having inspected the above, described property and its appurtenances, offers and agrees to purchase said property on the terms and conditions herein stated and acknowledges receipt of a copy of this agreement from the AGENT named above.

Date 1-12-93 Time 2:45 p.m. BUYER Elie Anthony

Address P.O. Box 757 BUYER _____

City ARKADE State NV. 89008 Phone 726-325-7

ACCEPTANCE OF OFFER TO PURCHASE

The undersigned SELLER (s) accepts the foregoing offer to purchase and agrees to sell the property described above on the terms and conditions as stated herein, and acknowledges receipt of a copy of this agreement. Said SELLER (s) further agrees to pay AGENT (s) as a fee for services 0 or one-half of the above earnest money deposits should the BUYER forfeit said deposits, providing one-half of said earnest money shall not exceed the full amount of the AGENT (s) fee. Agent's fee to be divided per separate agreement.

Date 1-12-93 Time 2:46 p.m. SELLER John J. Grant

Address 4748-334 Ave SE P.O. Box 372 SELLER _____

City Fall City State Washington Phone 361-222-5159

WHEN PROPERLY COMPLETED, THIS IS A BINDING CONTRACT. IF NOT FULLY UNDERSTOOD, SEEK COMPETENT COUNSEL.

COPY

099888

FILED AND RECORDED AT REQUEST OF

Elle Anthony

February 5, 1993

AT 25 MINUTES PAST 2 O'CLOCK

P. M. IN BOOK 104 OF OFFICIAL

RECORDS, PAGE 608 LINCOLN

COUNTY, NEVADA.

Yuriko Setzer

By Sybilan Smith Deputy