

TRANSACTION AGREEMENT

This Agreement is hereby entered into on this 1 day of July, 1994, by and between Ange Free (hereinafter "FREE") and Arthur Andrews and Arnetta Andrews (hereinafter collectively referred to as "ANDREWS").

FREE hereby acknowledges and consents to ANDREWS sell of the land, home and business commonly known as the Silver Cafe and more specifically described in Exhibit "1" attached hereto, to Paula Osuna. It being understood that Paula Osuna will make the payments as they fall due under the Deed of Trust.

FREE also agrees that since ANDREWS remain liable on the Note to FREE that should Paula Osuna default on the Note that notice will be sent to ANDREWS via certified mail, to:

Arthur and Arnetta Andrews
c/o Claudette Blalock
4901 Portraits Place
Las Vegas, Nevada 89129

giving ANDREWS thirty (30) days to cure any default.

Dated: July - 1, 1994.

Arthur A. Andrews
ARTHUR ANDREWS

Dated: July - 1, 1994.

Arnetta Andrews
ARNETTA ANDREWS

Dated: July - 1, 1994.

Ange Free
ANGE FREE

EXHIBIT "1"

All of Lot numbered Seventeen (17) and the North 1.3 feet of Lot numbered Eighteen (18) in Block numbered Thirty-two (32) as delineated and described on the Official plat of said town of Pioche, on file and on record in the office of the County Recorder of Lincoln County, at Pioche, Nevada.

Also any and all improvements situated on the above-described land, consisting of the building known as the "Silver Cafe" and including all such personal property and fixtures therein which belong to Grantors.

The South 15.8 feet of Lot Eighteen (18) and all of Lot Nineteen (19) in Block Thirty-two (32) as delineated and described on the Official Plat of said Town of Pioche, on file and on record in the Office of the County Recorder of Lincoln County, at Pioche, Nevada. Said plot of ground being approximately 27.8 feet fronting on Main Street and approximately 100 feet deep;

Also any and all improvements situated on the above-described land consisting of a cinder brick office building and two (2) stone cellars.

No. 102037
FILED AND RECORDED AT REQUEST OF
Arthur Andrews
July 1, 1994
AT 07 MINUTES PAST 11 O'CLOCK
A.M. IN BOOK 110 OF OFFICIAL
RECORDS, PAGE 152 LINCOLN
COUNTY, NEVADA.
Yuriko Setzer
By Leslie Boucher, Deputy