

RPTT 7.80

### Grant, Bargain, and Sale Deed

THIS INDENTURE WITNESS That Stanley W. Paher

(hereinafter called "GRANTOR(S)")

In consideration of \$ 10.00

, the receipt of which is hereby acknowledged, do hereby

Grant, Bargain, Sell and Convey to: Douglas A. Shearer and Ann M. Shearer  
husband and wife AS JOINT TENANTS

(hereinafter called "GRANTEE(S)")

all that real property situate in the City of

, County of LINCOLN

State of NEVADA

, bounded and described as follows:

(Set forth legal description AND commonly known street address if known)

See exhibit "A" Attached hereto And made a part hereof:

ASSESSORS PARCEL NO. 6-041-56

Together with all and singular hereditament and appurtenances thereunto belonging or in any way appertaining to.

IN WITNESS WHEREOF, I/We have hereunto set my hand/our hands this 3<sup>rd</sup> day of August, 19 94

(Signature) \_\_\_\_\_

Stanley W. Paher  
(Signature)

(Print or type name here) \_\_\_\_\_

Stanley W. Paher  
(Print or type name here)

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) ss.

#### RECORDING REQUESTED BY AND MAIL TO

NAME  
ADDRESS  
CITY/ST/ZIP

If applicable mail tax statements to

NAME  
ADDRESS  
CITY/ST/ZIP

On this 3<sup>rd</sup> day of August, 19 94  
personally appeared before me, a Notary Public.

Stanley W. Paher

PROVEN  
personally known to me to be the person whose name(s) is  
subscribed to the above instrument who acknowledged that  
he executed the instrument.

Margaret Conner  
NOTARY PUBLIC

  
MARGARET CONNER  
Notary Public - State of Nevada  
LINCOLN COUNTY  
My Appointment Expires July 13, 1996

SPACE BELOW THIS LINE FOR RECORDERS USE ONLY

LV-179559-EB  
EXHIBIT "A"

That portion of Government Lot Four (4), in Section 2, Township 4 North, Range 67 East, M. D. B. & M., except the Westerly One-half (1/2), being 660'. Also except the Easterly 365.13'. The remaining portion, being 294.87' along the Northerly border, 738.587' along the Easterly border, 294.87' along the Southerly border and 739.035' along the Westerly border EXCEPT THEREFROM easement for persect roadway and also subject to follow:

1. Said property shall be used exclusively for the development of permanent living quarters and or vacation living quarters, including the use for domestic animals and other development consistent with ranchette and vacation home type use.
2. Said property shall not be used for the development of any commercial type enterprises.
3. No portion of said property shall be sold, leased, assigned or otherwise hypothecated which results in any parcel less than five acres.
4. House trailers or non-permanent type buildings shall occupy the premises for a period of not longer than one year and then only during the construction of permanent type dwellings, except that for a period not to exceed three months (cumulative) of each calendar year, no more than two trailers at one time may be parked on each five acres, for the use of the owners and their guests for vacation purposes.

WITHOUT LIABILITY

The conditions and restrictions in paragraph 1, 2, 3, and 4 shall be considered as personal covenants for the benefit of the parties of the first part and their successors in title, if any, as the developer of the remaining unsold portion of Williams and Sons Ranch Estate, and may be enforced by the parties of the first part or their successors in title, as such developers. For the violation of any of the conditions set forth in paragraph 1, 2, 3, and 4 above, the party of the first part shall have the right:

1. of action for liquidated damages in the sum of \$1,000.00 for each five acres conveyed hereunder, which is considered the present value of the said property, and said liquidated damages shall be and remain a lien on the property herein described; or
2. at the exclusive option of the first party to have the property immediately revert to the party of the first part, their successors and assigns, if any.

102172

FILED AND RECORDED AT REQUEST OF

Douglas A. Shearer

August 3, 1994

At 40 MINUTES PAST 2 O'CLOCK

P.M. IN BOOK 110 OF OFFICIAL

RECORDS, PAGE 364 LINCOLN

COUNTY, NEVADA

Yuriko Setzer

By *Lester Boucher* Deputy  
BOOK

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