

June 13, 2000

AN AGREEMENT AND CONTRACT between Mary Prince (SELLER) and Andrew and Melinda Robinson (BUYERS):

TERMS OF AGREEMENT AND CONTRACT:

Mary Prince has agreed to sell her home and property located at 50 N. 2nd Street, Paraca, NV to Andrew and Melinda Robinson for \$63,000.00 with the following terms. The house was appraised at \$75,000.00 in 1999, thus the discounted selling price amounts to a \$12,000.00 savings for Andrew and Melinda. Of this discount, Andrew and Melinda agree to allow Mary to live in the back building located on this property for two years, rent-free.

An agreement of \$8,000.00 cash was agreed upon, June 13, 2000, as a down payment for purchasing house and property located at 50 N. 2nd Street, Paraca, NV. The additional price of the house will be whatever is left owing on the original mortgage through New Century Mortgage Company when Andrew and Melinda secure a loan to purchase the home. Andrew and Melinda have paid \$2600.00 of this amount thus far. When they get their loan they will pay the additional \$4400.00 in cash, bringing the total cash down payment paid up to \$7000.00 and leaving an unpaid balance of the agreed upon down payment at \$1000.00, which will be considered part of the trade for letting Mary live in the back building (rent-free) when she needs it for the next two years. It is expected that Andrew and Melinda will continue making cash payments to Mary towards the amount of the down payment still owed until they secure their loan and pay this amount in full. If Mary desires to remain longer than two years in the back house and Andrew and Melinda are willing, she will then pay rental fees to Andrew and Melinda to stay there. She will make improvements to this building, getting water and adequate sewage into it along with other, minor, improvements that will make it more habitable. Mary will pay Andrew and Melinda \$15.00 a month (only while living there) to cover the electricity she uses. She will also help Andrew and Melinda with the yard work.

Andrew and Melinda will work diligently in obtaining a loan to pay off the balance left owing on the original mortgage and at that point will become sole owners of this house and property with full responsibility to pay insurance and taxes. While they are waiting for their loan, they will make the monthly mortgage payments to Mary Prince on the first of each month along with the monthly insurance fee of \$25.00 due also on the first of the month also. Quarterly taxes and garbage assessment fees will also be paid by Andrew and Melinda to Mary Prince as they fall due, until they have the mortgage in their name. The next garbage assessment fee falls due in January 2001 and the taxes fall due August, 2000; October, 2000; January, 2001 and March, 2001. They will have all utilities switched over into their names. Andrew and Melinda will pay all closing costs upon acquiring the loan to purchase this house.

If Andrew and Melinda are delinquent in making these payments on time this contract will become null and void. The cash down payment is non-refundable.

Signed:

Mary Prince (Seller):

Andrew and Melinda Robinson (Buyers):

Mary Prince Date *6/14/00*
Seller

Melinda Robinson Date *6-14-00*
Buyers

Lincoln County

Andrew and Melinda Robinson
po box 872
Pahrump NV 89042

APN# 002-113-10

NO. **115960**

FILED AND RECORDED AT REQUEST OF
Melinda Robinson
February 14, 2001

AT 26 MINUTES PAST 02 O'CLOCK
P.M. IN BOOK 153 OF OFFICIAL
RECORDS PAGE 245 LINCOLN
COUNTY, NEVADA

Julie Boucher
COUNTY RECORDER

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