

FILED FOR RECORDING
AT THE REQUEST OF

Delores Stewart

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When recorded, mail to:

Name: _____

Address: _____

City/State/Zip Code: _____

Space above this line for Recorder's use

CONDITIONAL SALES CONTRACT

This **CONDITIONAL SALES CONTRACT** made and entered into this 21st day of November, 2005 by and between Leo K. and Delores Stewart, the Seller (s), whose address is P.O. Box 535 Alamo, NV. 98001, and Lloyd Flanagan, the Purchaser (s), whose address is P.O. Box 570, Alamo, NV. 98001

WITNESSETH: The Purchaser (s) agree to purchase from the Seller (s) the property described as follows:
Alamo Auto and Truck Stop Building and Land: 3.8 acres More or Less.

The Seller (s) And Purchaser (s) Covenant And Agree As Follows:

- Purchase Price.** The Purchaser (s) agrees to purchase the property above-described for the total price Of, One Hundred fifty thousand & No/100 DOLLARS(\$ 150,000.00)
- Terms.** The terms under which the purchase price shall be paid to Seller (s) is as follows: Ten Thousand down Payment (\$ 10,000.00). One Hundred Forty Thousand Dollars (\$ 140,000.00) Payable at \$816.67, per month, the first (1st) of each month, for One Year, (1 yr), \$140,000.00 Due and Payable on or before 1 December 2006. No pre payment penalty.
- Interest.** The Purchaser (s) agrees to pay interest on the deferred balance at the rate of 7% Per cent per annum from the date of this contract until fully paid.
- Place of Payments.** All payments to be paid under this Contract shall be paid at P.O. Box 535 Alamo, NV. 89001 or otherwise designated by seller.
- Title and Ownership.** It is understood and agreed that the title and ownership of the property herein described shall not pass from Seller (s) to Purchaser (s) until the purchase price is fully paid.
- Situate of Property.** The Purchaser (s) agrees to house, maintain, keep, or otherwise situate the Property herein described within the legal boundaries of the County of Lincoln, State of Nevada, at: 1 Mile South U.S. Hwy 93 Alamo NV, 89001.
- Condition and Repair.** The Purchaser (s) agrees to keep and maintain during the term of this contract, the property here in described in good condition and repair as reasonable use and wear will permit.

8. **Breach.** a) In the event the purchaser (s) should breach this contract by either (1) Failing to pay any Installment when due. (2) Remove the property where situated without the written permission of the Seller (s), or (3) Abuse, destroy, or otherwise willfully depreciate the value of the property, the Seller (s) is (are) authorized to take possession of, and to remove said property without legal process And retain any payments made there under while such property was in the Purchaser's (s') Possession. b) in the event the Seller (s) is(are) required to bring a legal action in a Court of Law to either recover possession of the property or to collect any balance due under this contract, the Seller (s) shall recover all cost in bringing such action, including reasonable attorney fees. After a 45 day grace period.

9. **Other Conditions.** This Contract is made subject to the foregoing terms and conditions and such other Conditions as may be hereinafter described as follows, if any: _____
Lien's or judgment's are made against the property by (Seller) (s') . this contract is null and void with full refund of any money's paid by purchaser.

IN WITNESS WHEREOF, We have executed this CONDITIONAL SALES CONTRACT on the day and date first above written.

Leo K Stewart
 Seller
Delores Stewart
 Seller

Floyd Flanagan
 Purchaser
Delores Stewart
 Purchaser

State of Nevada)
)ss.
 County Lincoln)

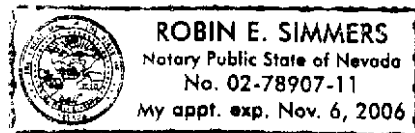
ACKNOWLEDGMENT

On this 23 day of November, 2005 before me, the undersigned Notary Public, personally appeared, Leo K Stewart, Delores Stewart
and Floyd Flanagan
 to me known to be the individual(s) described in and who executed the forgoing instrument and acknowledged that he(she) (they) executed the same for the purpose therein contained.

My Commission Expires: Nov 6 2006

Robin E. Simmers
 Notary Public

If acknowledged in State of Florida, complete section below:
 (Seller) Personally Known (or) Produced Identification
 If applicable, Type of Identification Produced: _____



(Buyer) Personally Known (or) Produced Identification
 If applicable, Type of Identification Produced: _____