

W A Montgomery
with
Jacob Cohn and Jonas Cohn.

Articles of Agreement made and concluded this twenty fourth day of March AD One thousand eight hundred and seventy six, as the town and County of Eureka, State of Nevada, by and between William A Montgomery of said town and County and Jacob Cohn and Jonas Cohn both of the same place.

First The said William A Montgomery, in consideration of the sum of One thousand (1000) Dollars in Gold Coin to him paid by the said Jacob Cohn and Jonas Cohn, the receipt whereof is hereby acknowledged, and in further consideration of the promises of the said Jacob Cohn and Jonas Cohn hereinafter contained doth hereby promise and agree to and with the said Jacob Cohn and Jonas Cohn, that he will on or before the tenth day of May AD 1876, make and deliver to the said Jacob Cohn and Jonas Cohn, a good and sufficient deed with covenants against incumbrances done made or suffered by him of all that certain piece, parcel and lot of land situate lying and being in the town of Eureka County of Eureka and State of Nevada bounded and described as follows: That certain town lot numbered four (4) in Block number two (2) as laid down on the plat of a Recombed Survey of the said Town of Eureka, the same being twenty five (25) feet front on the west side of Main Street and extending back the same uniform width of twenty five (25) feet a distance of one hundred feet (100) to the east line of Monroe Street and further described as being the same lot of land described in that certain lease made between said Montgomery and said Jacob Cohn on the 28th day of January AD 1876.

Second In Consideration whereof the said Jacob and Jonas Cohn, do hereby promise and agree to and with the said William A Montgomery that they will on such deed being tendered to them by said William A Montgomery on or before the said tenth day of May AD 1876 pay to the said William A Montgomery, the further sum of five thousand (5000) Dollars in U S Gold Coin in addition to the payment already made being the balance of the purchase money hereby agreed upon for the said property and the appurtenances thereto belonging.

And it is hereby understood and agreed mutually that in the event of the failure of the said Jacob and Jonas Cohn, or either of them, to pay the said five thousand (5000) Dollars as herein provided, then and in that case the said William A Montgomery shall be under no obligation either in law or equity to make or deliver the said deed and the said Jacob and Jonas Cohn or either of them shall have no right either in law or equity to claim the return of the said one thousand dollars but the same shall be taken as settled and liquidated damages as and for the breach of the covenant of the said Jacob and Jonas Cohn as herein stated.

And to the true and faithful performance of all the agreements herein contained on the part of the said William A Montgomery and Jacob Cohn and Jonas Cohn

Each of their hands himself, his heirs, executors and administrators
to the other and his heirs, executors and administrators.

In witness whereof the parties hereto have set their hands and
seals this 24th day of March A.D. 1876.

W. A. Montgomery

Seal

Jacob Cohn

Seal

J. L. Cohn

Seal

State of Nevada (ss.)

County of Eureka

On this Twenty fourth day of March A.D.
one thousand eight hundred and seventy six, before me R. L. Chase
Recorder and ex-officio Auditor in and for said Eureka County, per-
sonally appeared the within named, W. A. Montgomery, Jacob
Cohn, and J. L. Cohn whose names are subscribed to the annexed
Instrument as parties thereto personally known to me to be the
individuals described in and who executed the said annexed
Instrument and who each severally duly acknowledged to me
that they executed the same freely and voluntarily and for
the uses and purposes therein mentioned.

In witness whereof I have hereunto set my hand
and affixed my official seal in said County the
day and year in this Certificate first above written.

R. L. Chase. Recorder.

Decreed at request of Jacob Cohn March 24th A.D. 1876 at 30
minutes past 1 P.M.

R. L. Chase

Recorder