

Wilcox Fetter & Co
wkh.

Smith & Canavan

This Agreement made the Sixteenth day of May in the year of Our Lord, One Thousand eight hundred and seventy seven Between Wilcox Fetter & Co., a firm or copartnership doing business in the city of Sacramento and State of California party of the first part and Smith & Canavan a firm or copartnership doing business in the town and County of Eureka, State of Nevada, the party of the second part Witnesseth: That the said party of the first part in consideration of the covenants, promises and agreements on the part of the said party of the second part herein after contained covenants, promises and agrees to and with the said party of the second part that the said party of the first part will at any time within one year after the date hereof make execute and deliver to the said party of the second part a good and sufficient deed of quit claim for the undivided one half part of that certain lot of land in said town of Eureka, upon which the Sazerac Saloon stands at present and now occupied by the said party of the second part on the following terms and conditions to wit: The said party of the second part shall upon declaring their option and intent to purchase the said property pay unto the party of the first part the sum of One thousand dollars in gold coin and the further sum of Seventeen hundred dollars in like gold coin in equal monthly installments of One hundred dollars per month with interest on said deferred payments at the rate of one per cent per month said deferred payments to be secured by mortgage on the interest so to be conveyed, And the

said party of the second part in consideration of the said covenants promises and agreements on the part of the said party of the first part hereinbefore contained covenants promises and agrees to and with the said party of the first part that the said party of the second part will upon declaring their option and intent as aforesaid make the payment as aforesaid and further pay the sum of One hundred dollars gold coin per month from this date, as rent for the premises hereby conveyed until the option herein granted is declared and the deed executed and delivered as aforesaid. And the said party of the second part further agrees and covenants to keep the buildings and improvements upon said town lot insured for at least the sum of one thousand dollars in some one or more responsible insurance company and in the event of said buildings and improvements being burned or destroyed before the execution of the deed aforesaid and the payment of said sum of one thousand dollars that said party of the second part will pay to said party of the first part of said insurance money the sum of One thousand dollars It is hereby understood and agreed by and between the parties hereto that the percentage to be paid for the said insurance of one thousand dollars, and no more shall be deducted from the rent so to be paid by the said party of the second part to said party of the first part as aforesaid.

In Witness Whereof the said parties to the present have hereunto set their hands and seals the day and year first above written.

Wilcox Teller & Co.
Smith & Canavan



State of Nevada
County of Eureka { ss

On this 17th day of May A D 1877 before me J H Harmon, County Clerk in and for said County residing therein and duly qualified personally appeared W J Smith personally known to me to be one of the firm of Smith and Canavan whose name is subscribed to the annexed instrument as a party thereto and who is personally known to me to be the individual described in and who executed the annexed instrument and who duly acknowledged to me that he executed the same freely and voluntarily and for the uses and purposes therein mentioned and for said firm

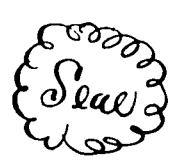
In Witness Whereof I have hereunto set my hand and affixed the seal of the District Court of the Sixth Judicial District the day and year in this certificate first above written.

J H Harmon County Clerk

and ex officio Clerk of the District Court

Sixth Judicial District

By S Molinelli Deputy Clerk



State of Nevada
County of Eureka { ss

On this 17th day of May A D 1877 before me

J H Harmon County Clerk in and for said County residing
therein and duly qualified personally appeared R N Wilcox
personally known to me to be one of the firm of Wilcox
Felt & Co, whose name is subscribed to the annexed instrument
as a party thereto and who is personally known to me
to be the individual described in and who executed the
annexed instrument and who duly acknowledged to me
that he executed the same freely and voluntarily and for the
uses and purposes therein mentioned and for said firm.

In witness whereof I have hereunto set my hand,
Seal and affixed the seal of the District Court of the Sixth
Judicial District the day and year at this certificate
first above written.

J H Harmon County Clerk
and ex officio Clerk of the District Court
Sixth Judicial District
By S Molinelli Deputy Clerk

Recorded at request of W J Smith May 17th ad 1877 at 3o min
part 1 P.M.

R D Hayes

Recorder