

agreement.

This agreement, made this 24th day of June, a.d. 1912, between Alice Seraty, of the City of Auburn, County of Placer, State of California, party of the first part, and Tony Romano, of the town and county of Eureka, State of Nevada, party of the second part.

witnesseth, that the said party of the first part hereby covenants and agrees to place a good and sufficient deed in the Henderson Bank, in Elko, Nevada, to the following described property:

Lot no. 1, in Block 50, ^{being} brick house and residence; north 25 feet of Lot no. 2. in Block no. 50, ^{being} brick and frame residence; together with all improvements and furniture contained therein. all of said property is described according to the official map of the town of Eureka, and is located in the town and county of Eureka, State of Nevada.

And the said party of the second part hereby covenants and agrees to pay to the said party of the first part, the sum of twelve Hundred and fifty (\$1250.00) dollars in the manner following:

Two Hundred and fifty (\$250.00) dollars, cash in hand paid, the receipt whereof is hereby acknowledged, and the balance, One Thousand (\$1000.00) dollars, at or before the expiration of two years from the date hereof, with interest at the rate of six (6%) per cent per annum, payable annually.

Upon the payment of the above, the Henderson Bank is to deliver said deed to Tony Romano. The party of the second part hereto, also agrees to pay all taxes assessed against the said property for the years 1912 and 1913, and to keep the buildings on the same insured in the name of the party of the first part hereto, for the sum of not less than Eight Hundred (\$800.00) dollars, in some reliable insurance company.

and in case of the failure of the said party of the second part to make the payment, or perform any of the covenants on his part hereby made and entered into, this contract shall at the option of the party of the first part, be forfeited and determined, and the party of the second part shall forfeit all payments and interest made by him on this contract, and such payments and interest shall be retained by the said party of the first part, in full satisfaction and in liquidation of all damages by her sustained, and she shall have the right to recall the above mentioned deed from the Henderson Bank, and the same shall be null and void.

It is mutually agreed that all the covenants and agreements herein shall extend to and be obligatory upon the heirs, executors, administrators, and assigns of the respective parties hereto.

In witness whereof, the parties to these presents have hereunto set their hands and seals in duplicate.

Alice Seraty. (Seal)
Tony Goman. (Seal).

State of California } S.S.
County of Placer.

On this 24th day of June, in the year one thousand nine hundred and twelve, before me, W. W. Fodehaver, a Notary Public in and for the County of Placer, personally appeared Alice Seraty, known to me to be the person whose name is subscribed to the within instrument, and she duly acknowledged to me that she executed the same.

In witness whereof, I have hereunto set my hand and affixed my Official Seal at my office in the City of Auburn, County of Placer, the day and year in this certificate first above written.

W. W. Fodehaver.
(Seal) Notary Public in and for
the County of Placer, State of California.

State of Nevada } S.S.
County of Esmeralda

On this 1st day of July in the year one thousand nine hundred and twelve, before me F. A. Gray, a Notary Public in and for said Esmeralda County, residing therein duly commissioned and sworn, personally

appeared Tony Fomano, known to me to be the person whose name is subscribed to the within instrument, and he acknowledged to me that he 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, at my office in Eureka, County of Eureka, the day and year in this Certificate first above written.

My Commission expires June. 12. 1915.

Notary
Seal.

J. A. Brooy
Notary Public.

in and for said Eureka County, State of Nevada.
Recorded at the request of Tony Fomano, July 2,
a. d. 1912. at 45. mins past 1. P. M.

Edgar Cather. Recorder

Filed Nov. 27