

File No.22150.

LENA RATTO MINOLETTI, )  
to )  
BLANCHE STEVENSON. )

## AGREEMENT TO PURCHASE.

THIS AGREEMENT, made this 1st day of July, A.D. 1937, by and between LENA RATTO MINOLETTI, of the town of Eureka, County of Eureka, State of Nevada, the party of the first part, and BLANCHE STEVENSON, of the same place, party of the second part,

W I T N E S S E T H:

That the said party of the first part does hereby agree to sell to said party of the second part, and said second party does hereby agree to purchase the following described premises and property situate in the Town of Eureka, County of Eureka, State of Nevada, to-wit:

All of Block forty-nine (49), and Lots 1,2,3,4,5,6,7,8,9,10, and 11 in Block Fifty (50) of the said town of Eureka, County of Eureka, State of Nevada, according to the official map of said town now on file in the County Recorder's office.

Together with all buildings and improvements on said premises situate, and the furniture, fixtures and equipment therein contained.

TO HAVE AND TO HOLD the said premises for the full term of four years from and after the 1st day of July, 1937, ending and terminating on the 1st day of July, 1941, on the following terms and conditions, to-wit:

For the monthly payment of Fifty Dollars (\$50.00), lawful current money of the United States of America, payable in advance, the first of said monthly payments to be made upon the execution of this agreement, the receipt whereof is hereby acknowledged, and a like monthly payment on the 1st day of each and every calendar month thereafter, during the term of this agreement. Upon the receipt of the last payment, or at any time when the total purchase price of Two Thousand Four Hundred Dollars (\$2,400.00) has been paid to the said party of the first part, the said first party will give to said party of the second part a good and sufficient deed to the above described premises. If the said party of the first part fails to make the payments as herein specified, this agreement shall then and there become null and void, and the property herein described shall revert back to the party of the first part, and all monies paid shall be the property of the party of the first part.

It is further understood and agreed by and between the parties hereto that upon the termination of this lease, or any sooner determination thereof, for forfeiture or other cause, the said party of the second part shall return said premises and the whole thereof and the personal property above described in as good a condition as the same now are (reasonable wear and tear thereof and damage by the elements excepted).

Any repairs or additions made to or added to above property shall become a part of said property, and remain a part of said property in case of a termination of this agreement.

It is further agreed by and between the parties hereto that the taxes on said property shall be paid by the said party of the first part herein.

It is also agreed between the parties hereto that time is of the essence of this contract with respect to all things covenanted and agreed to be done and performed by the parties hereunder.

It is further understood and agreed that all payments to be made hereunder shall be made to Mrs. Lena Ratto Minoletti, party of the first part herein, at Eureka, Nevada, or wherever she may hereafter direct, and that all of the terms and conditions of this instrument shall extend to, be binding upon and inure to the benefit of the heirs, executors, administrators, and assigns of the respective parties hereto.

IN WITNESS WHEREOF, the parties have hereunto set their hands the day and year in this instrument first above written.

Lena Ratto Minoletti

Blanche Stevenson

STATE OF NEVADA, )  
                          ) ss.  
COUNTY OF EUREKA.)

On this 1st day of July, A.D. 1937, personally appeared before me, Peter Merialdo, County Recorder & ex-officio Auditor, in and for the County of Eureka, State of Nevada, LENA RATTO MINOLETTI, and BLANCHE STEVENSON, known to me to be the persons described in and who executed the foregoing instrument, who acknowledged to me that they and each of them, executed the same freely and voluntarily and for the uses and purposes therein mentioned.

Peter Merialdo

Recorded at the request of Blanche Stevenson July 6, A.D. 1937 At 0 minutes past 9 A.M.

Peter Merialdo---Recorder.