

File No. 33208

Bertrand Arambel )  
 to ) A G R E E M E N T  
 Pete Etcheverry and Catherine Etcheverry, )  
 husband and wife )

A G R E E M E N T

THIS AGREEMENT, made and entered into this 3rd day of July, 1957, by and between BERTRAND ARAMBEL of Eureka, County of Eureka, State of Nevada, the party of the first part, and PETE ETCHEVERRY and CATHERINE ETCHEVERRY, husband and wife, of the same place, the parties of the second part,

W I T N E S S E T H:

That the party of the first part, for and in consideration of the sum of One (\$1.00) dollars, lawful money of the United States, to him in hand paid by the said parties of the second part, and the the further promises, covenants, and provisions on the part of the said second parties to bekept, paid and performed, does hereby covenant and agree with the said parties of the second part, as follows, to-wit:

1. It is mutually agreed and understood between the parties hereto that said parties of the second part shall have the right and option to negotiate a sale of all that certain real property situate in Eureka and Lander County and now belonging to said party of the first part and the said parties of the second part; that said real property, together with all grazing rights and privileges is known as the Ferguson property and is recorded in Book 22, page 247 of Deeds, Eureka County, Nevada; and also that certain property known as Brackney's property, and is recorded in Book \_\_\_\_\_, page \_\_\_\_\_, of Deeds, Lander County, Nevada, together with all water rights, grazing rights and privileges connected or appurtenant thereto.

2. It is further mutually agreed between the parties that in the event of a sale of all of said described property that the said party of the first part shall be paid the Sum of TEN THOUSAND FOUR HUNDRED AND EIGHT ONE and 95/100 (\$10,481.95) dollars, for all of his interest, investment or right and title of any kind or description; and the said party of the first part strickly agrees to make, execute and deliver a good and sufficient bargain and sale deed to any pruchaser of said property that the said parties of the second part shall make and conclude a sale of the demised premises.

IT IS AGREED AND UNDERSTOOD that the first party waives any interest to be paid by second parties upon the principal su of TEN THOUSAND FOUR HUNDRED AND EIGHTY ONE and 95/100 (\$10,481.95) for a period of One year (1) from the execution date of this instrument; that in the event said real property, together with all water and grazing rights thereto, is not sold by that time, then, and in that event, it is mutually agreed that interest shall be charged upon the sum of SIX THOUSAND ONE HUNDRED AND FIFTY (\$6,150.00) dollars at the rate of six percent per annum, and to run and be computed until said ranch properties are sold and the first party fully paid. It is agreed taxes to be paid by the parties of the second part.

IT IS FURTHER AGREED that time is of the essence of this agreement, and that if said real property, together with water and grazing rights are not sold on or before the 28 day of June, 1960; then and in that event his agreement shall become null and void, and of no further force or effect, and shall be all parties concerned be declared forfeited.

IT IS AGREED that this agreement shall be binding upon and insure to the benefits of the heirs, administrators and assigns of the parties hereto.

WITNESS OUR HANDS this 3rd day of July, 1957.

Bertrand Arambel  
 Party of the First Part.

Pete Etcheverry  
Catherine Etcheverry  
 Parties of the second Part.

STATE OF NEVADA )  
 ) SS.  
 COUNTY OF EUREKA )

On this 3rd day of July, 1957, personally appeared before me, BERTRAND ARAMBEL, PETE ETCHEVERRY AND CATHERINE ETCHEVERRY, known to me to be the persons described in and who executed the foregoing intrument, who acknowledged to me that they executed the same freely and voluntarily and for the uses and purposes there-in mentioned.

6 Witness my hand and official seal the day and year first above in this certificate written.

(SEAL)

Ed Delaney, County Clerk  
Ex-officio Clerk of the Third Judicial  
Court.

Recorded at the request of Jerry Etcheverry, July 5, A.D. 1957 -- At 45 minutes past 10 A.M.

Marian Herrera -- Recorder.