

File No. 40288AGREEMENT

THIS AGREEMENT, executed this 2nd day of September, 1964, by and between HAZEL L. HANSON, hereinafter called "Hanson", and JAMES ITHURRALDE and MARY JEAN ITHURRALDE, husband and wife, hereinafter called "Ithurralde";

WITNESSETH:

WHEREAS, Hanson, as a devisee of JAMES RAYMOND HANSON, Deceased, acquired title to or has an interest in the hereinafter described property, and

WHEREAS, Hanson is desirous of selling, and Ithurralde is desirous of buying said property;

NOW, THEREFORE, for and in consideration of the premises, Hanson agrees as follows:

1. To sell said property to Ithurralde for the sum of Twenty-nine Thousand Four Hundred Fifty Dollars (\$29,450.00), plus interest at the rate of Six Percent (6%) per annum, pursuant to a Promissory Note secured by a Deed of Trust this day executed by Ithurralde to Hanson.

2. To effect a release of that certain Lease Agreement entered into by and between said Hanson and one Steve P. Kawchack in regard to the hereinafter described property, to the end that the said Ithurralde shall take and enjoy peaceful possession thereof.

3. At her own cost and expense to do and perform such things as are necessary to take such legal action as is required to deliver clear and merchantable title to said Ithurralde, free and clear of any and all liens or encumbrances of whatsoever nature or kind.

4. At her own cost and expense to repair and place in good working condition, or cause to be repaired and placed in good working condition, one (1) Buda Engine situate and being upon the hereinafter described premises.

5. At any time subsequent hereto, to make and execute any and all documents or instruments necessary or required or requested by Ithurralde to effect full and complete transfer of said hereinafter described property to the said



1 Ithurralde.

2 For and in consideration of the premises and the things to be done and  
3 performed by Hanson, Ithurralde agrees as follows:

4 1. To pay the above purchase price pursuant to the terms of said  
5 Promissory Note secured by a Deed of Trust of even date herewith.

6 For and in consideration of the premises and the things to be done  
7 and performed by each of the parties hereto, it is mutually agreed as follows:

8 1. That the above referred to property is particularly described as  
9 follows:

10 Lots 5, 6, 12, 13, 14, 19 and 20, in Section 30, Township 20 North,  
11 Range 53 E., M.D.B. & M., Nevada, together with water rights ap-  
12 purtenant thereto under Permit No. 18908 and 18909, and together with  
13 any and all range rights, permits or privileges thereto appertaining,  
14 subject, however, to any restrictions reserved against said property  
15 by the United States of America.

16 Together with 2 pumps, 1 disc, miscellaneous galvanized roofing,  
17 lumber and fencing material, and 1 Buda Engine.

18 2. That possession of the above described property shall be delivered  
19 to the said Ithurralde forthwith.

20 IN WITNESS WHEREOF, the parties hereto have hereunto set their  
21 hands the day and year first above written.

22 *Hazel L. Hanson*  
23 \_\_\_\_\_  
24 Hazel L. Hanson

25 *James Ithurralde*  
26 \_\_\_\_\_  
27 James Ithurralde

28 *May Jean Ithurralde*  
29 \_\_\_\_\_  
30 May Jean Ithurralde

31 State of Nevada, }  
32 County of White Pine. } ss.

33 On this 2nd day of September, 1964, personally appeared before  
34 me, a Notary Public in and for said County and State, HAZEL L. HANSON, known  
35 to me to be the person described in and who executed the foregoing instrument,  
36 who acknowledged to me that she executed the same freely and voluntarily and  
37 for the uses and purposes therein mentioned.

38 IN WITNESS WHEREOF, I have hereunto set my hand and affixed



1 my official seal the day and year last above written.

*Imelda Rae Carson*  
Notary Public

SEAL  
Affixed

2 My Commission Expires: 5-28-67

3  
4 State of Nevada, }  
5 County of White Pine. } ss.

6 On this 2nd day of September, 1964, personally appeared before  
7 me, a Notary Public in and for said County and State, JAMES ITHURRALDE and  
8 MARY JEAN ITHURRALDE, husband and wife, known to me to be the persons  
9 described in and who executed the foregoing instrument, who acknowledged to me  
10 that they executed the same freely and voluntarily and for the uses and purposes  
11 therein mentioned.

12 IN WITNESS WHEREOF, I have hereunto set my hand and affixed  
13 my official seal the day and year last above written.

*Imelda Rae Carson*  
Notary Public

SEAL  
Affixed

14 My Commission Expires: 5-28-67

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24 FILE NO. 40288

25 Filed for record at the request of James Ithurralde  
26 Sept. 16, 1964, at 30 minutes past 3 P. M. Recorded in  
27 Book 5 of Official Records, page 544-546, Records of EUREKA  
28 COUNTY, NEVADA.  
29 Fee: \$ 3.25

*Helio A. McPaul* Recorder.