

OPTION TO PURCHASE

IN CONSIDERATION of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, I hereby give to NEVADA LANDS OFFICE-BROKERS, a Nevada corporation, the option of buying for the full purchase price of ONE HUNDRED SIXTY THOUSAND DOLLARS (\$160,000.00) approximately eleven hundred (1100) acres of real property commonly known as the Hunter's Ranch or Old Shannon Ranch situated in the County of Eureka, State of Nevada, and lying within the following Townships and Ranges:

Mt. Diablo Base and Meridian
Township 19 N., Range 53 E.
Township 19 N., Range 54 E.
Township 20 N., Range 53 E.
Township 20 N., Range 54 E.

I agree to convey clear title to such real property together with all water, mineral and hydrocarbon rights, and all livestock grazing permits presently appurtenant to such real property, free and clear of all encumbrances, and agree to furnish a standard form policy of title insurance to such purchasers at my sole expense.

NEVADA LANDS OFFICE-BROKERS shall have the right to close this application at any time within nine months from the date hereof by opening an escrow with Title Insurance and Trust Company, Reno, Nevada, and depositing therein the sum of TWENTY-FIVE THOUSAND DOLLARS (\$25,000.00). The balance of the purchase price, to-wit, the sum of ONE HUNDRED THIRTY-FIVE THOUSAND DOLLARS (\$135,000.00) shall then be deposited and the escrow closed within sixty days from the date of deposit of the TWENTY-FIVE THOUSAND DOLLARS (\$25,000.00).

It is specifically agreed between the parties hereto that no livestock, machinery or the personal property presently located on the premises are included in the sale price.

NEVADA LANDS OFFICE-BROKERS is hereby given the right

BOUVIER AND HARPER
ATTORNEYS AND
COUNSELORS AT LAW
408 HILL STREET
P. O. BOX 2291
RENO, NEVADA 89505
AREA CODE 702
TELEPHONE 525-4405

1 during the term of this option to go upon the premises for the
2 purposes of doing any and all work necessary for the preparation
3 of a tentative development plan. I hereby agree that such
4 development plan may be filed and I agree to execute any and all
5 documents which may be necessary therefor, provided, however,
6 that NEVADA LANDS OFFICE-BROKERS shall bear all expenses in
7 connection with the preparation and filing of this development
8 plan and shall do nothing that will result in an encumbrance
9 upon the real property.

10 I hereby reserve the right to make certain improvements
11 upon the real property during the term of this option but agree
12 that no such improvements will be made without first obtaining
13 the written consent of NEVADA LANDS OFFICE-BROKERS. The cost
14 of such improvements, if any are made, shall be added to the
15 total purchase price of ONE HUNDRED SIXTY THOUSAND DOLLARS
16 (\$160,000.00), and such sum shall be paid into the escrow prior
17 to its closing.

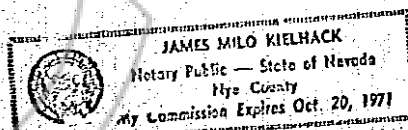
18 DATED the 14th day of April, 1970.

19
20 E. L. Cleveland
21 E. L. CLEVELAND

22 STATE OF NEVADA, }
23 COUNTY OF Nye } ss.

24 On this 14th day of April, 1970, personally appeared
25 before me, the undersigned, a notary public in and for the afore-
26 said County and State, E. L. CLEVELAND, known to me to be the
27 person described in and who executed the foregoing instrument,
28 and who acknowledged to me that he executed the same freely and
29 voluntarily and for the uses and purposes therein mentioned.

30 IN WITNESS WHEREOF, I have hereunto set my hand and
31 affixed my official seal at my office in the aforesaid County
32 and State the day and year in this Certificate first above written.



James Milo Kielhack
NOTARY PUBLIC

BOUVIER & J. HANSEN
ATTORNEYS AND
COUNSELORS AT LAW
408 HILL STREET
P. O. BOX 1881
RENO, NEVADA 89505
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RECORDED AT THE REQUEST OF J. M. Kielhack
APR 11 24 1970 at 15 mins. past 4 P. M. to
page 35 of OFFICIAL RECORDS, page 58-59 RECORDS OF
NEVADA COUNTY, NEVADA Miller & McPeck Recorder.
52398 4:00

BOOK 35 PAGE 059