

55167

# Agreement For Sale of Real Estate



WESTERN INVESTMENTS REAL ESTATE DIVISION  
P. O. BOX 1108 OAKLAND, CALIFORNIA 94611 TELEPHONE 653-4599

THIS AGREEMENT, executed in duplicate, April 10 196 9

between ITCAINA LIVESTOCK, Seller

and LOUIS F. PERDRIAU DBA WESTERN INVESTMENTS, Buyer

WITNESSETH: That the Seller, in consideration of the covenants of the Buyer herein, agrees to sell and convey to said Buyer and said Buyer agrees to buy all that real property situated in the County of Eureka, State of Nevada hereafter referred to as "said property", described as follows:

SW1/4 Section 5, Township 30N, Range 50E

Reserving therefrom an easement of thirty feet (30 feet) along all boundaries for public highway for use in common with others, with power to dedicate, and, excepting therefrom all petroleum, oil, minerals, and products derived therefrom, within or underlying said land or that may be produced therefrom and all rights thereto. County of Eureka, State of Nevada unimproved range land as per government survey.

The price or principal sum, for which Seller agrees to sell and Buyer agrees to buy said realty is the sum of Three thousand two hundred and 00/100 Dollars (\$ 3,200.00)

lawful money of the United States, and Buyer in consideration of the premises, promises and agrees to pay to Seller said sum, as follows: Fifty and 00/100 Dollars (\$ 50.00)

upon the signing and delivery hereof, receipt whereof is hereby acknowledged, and the balance thereof in monthly installments of Forty and 00/100 Dollars (\$ 40.00)

each or more, commencing on the first day of May, 19 69

which installments shall include interest on the unpaid principal hereof from date until paid at the rate of six (6%) per annum, all payable at the office of the Seller, and continuing until said principal and interest have been paid. Each payment shall be credited first on interest then due; and the remainder on principal; and interest shall thereupon cease upon the principal so credited.

THE SELLER, HEREBY RESERVES a right of way, with right of entry upon, over, under, along, across, and through the said land for the purpose of erecting, constructing, operating, repairing and maintaining pole lines with cross arms for the transmission of electrical energy, and for telephone lines, and/or for laying, repairing, operating and maintaining any pipe line or lines for water, gas or sewerage, and any conduits for electric or telephone wires, and reserving to the Seller the sole right to convey the rights hereby reserved.

THE BUYER HEREBY AGREES during the term of this Agreement and any extension or renewal thereof, to pay promptly when due all taxes, assessments and charges of every kind and nature now or hereafter assessed, levied, charged or imposed against or upon said realty. Upon failure by the Buyer to so pay said taxes, assessments and charges, the Seller shall have the right to pay the same, together with any and all costs, penalties and legal percentages which may be added thereto. The amounts so paid or advanced, with interest thereon at the rate of six (6%) per annum from the date of advancement until repaid, shall be secured hereby and shall be repaid by said Buyer to said Seller on demand; and failure by the Buyer to repay the same with such interest within thirty (30) days from such demand by the Seller shall constitute a default under the terms of this Agreement.

THE BUYER AGREES to keep all buildings now on, or that may hereafter be placed on said realty insured against loss by fire to the amount required by and in such insurance companies as may be satisfactory; to the Seller, with appropriate clauses protecting the Seller as his interest may appear.

THE BUYER AGREES that he will at all times during the term of this Agreement, and any extension or renewal thereof, keep said realty free of all liens and encumbrances of every kind or nature except such as are caused or created by the Seller. That no signs, placards, signboards, or billboards of any character, or any nuisance, or any building or structure, except as herein permitted, shall be erected, placed, maintained or permitted on any part of the property herein described; and, in the event of the violation of any of these conditions, Seller may, in addition to any other rights conferred by law, remove or abate the same without any liability therefor. Any building or structure may be erected on the property herein described upon approval of the Architectural Committee. THE BUYER AGREES to keep the premises in as good a state and condition as a reasonable amount of use and wear thereof will permit.

THE SELLER RESERVES the right to enter upon said realty at any time during the term of this Agreement for the purpose of examining the same. No building or improvement placed or constructed on said realty shall be removed without the written consent of the Seller.

IT IS FURTHER AGREED that time is of the essence of this Agreement, and full performance by the Buyer of all his obligations hereunder is and shall be a condition precedent to his right to a conveyance hereunder, and should default be made: (a) in payment of any of said installments of principal or interest when the same become due, or (b) in the repayment, within thirty (30) days after demand as aforesaid, of any amount herein agreed to be repaid, or (c) in the observance or performance of any other obligation hereunder, the Seller may thereupon, at his option, enforce his rights hereunder, either by forfeiture of all the Buyer's rights under this Agreement and all interest in said realty and the appurtenances, as hereinafter provided, or by any other legal or equitable right or remedy. The Buyer agrees to pay all costs and expenses of any action commenced by the Seller to enforce this Agreement, including attorney's fees, whether such progress to judgment or not. Should the Seller elect to enforce his right of forfeiture hereunder, he may declare said forfeiture by service upon the Buyer of a written declaration of forfeiture and cancellation, or by depositing in the United States mail, postage prepaid, such written declaration, addressed to the Buyer at his last address on file with the Seller. Seller, on receiving such payments at the time in the manner above described, agrees to execute and deliver to Buyer a good and sufficient deed, conveying said property, free of encumbrances except as otherwise herein provided, but subject to the following:

- (1) Any lien or encumbrance, payment or discharge of which is, under the terms of this agreement, assumed by Buyer.
- (2) Any encumbrance or lien created or suffered by Buyer.
- (3) Covenants, conditions, restrictions, reservations, easement, rights and/or rights of way of record affecting said property.

NO WAIVER OF THE BREACH of any of the covenants or conditions of this Agreement by the Seller shall be construed to be a waiver of any succeeding breach of the same or other covenants or conditions of this Agreement. No delay or omission of the Seller in exercising any right, power or remedy herein provided in the event of default shall be construed as a waiver thereof or acquiescence therein, nor shall the acceptance of any payments made in a manner or at a time other than as herein provided be construed as a waiver of, or variation in, any of the terms of this Agreement.

EACH PARTY AGREES that there have been no warranties or representations other than those contained herein and this Agreement supersedes any and all prior agreements or oral negotiations between the parties herein, and contains the entire agreement concerning said property.

Approximate taxes \$32.00 This contract to be paid in full by 1979

Buyer property encumbered by Seller 800.00 to be paid by Seller before deed delivery.

Buyer has any equity here released upon payment of 1000.00 on principle per 40 acres. NEJ  
Buyer may record this contract.

Earl Edgar  
Delores N. Edgar  
H. G. Lathrop  
Doreita Lathrop

LOUIS F. PERDRIAU  
DBA WESTERN INVESTMENTS

P.O. Box 839  
Elko, Nevada

4208 Gilbert ST., P.O. Box 11108  
Oakland, Calif. 94611



(NOTE: The marital status of the parties to any assignment must be shown and if Assignor is married the wife or husband must also sign.) Assignments must be in duplicate.

ASSIGNMENT

9-30-71 19

For value received, LOUIS F. PERDRIAU D.B.A. WESTERN INVESTMENTS do hereby grant and assign to PERDRIAU INVESTMENT CORP. LOUIS F. PERDRIAU, PRESIDENT all right, title and interest in and to the foregoing Agreement and in and to the property therein described.

Louis F. Perdriau  
D.B.A. Western Investments

ASSIGNEE'S ACCEPTANCE

The undersigned assignee named in the Assignment of the foregoing Agreement, hereby approves, accepts and agrees to perform the terms, covenants and conditions thereof.

Perdriau Investments Corp.  
Louis F. Perdriau, President  
Address 4288 Gilbert St.  
Alameda, Cal. 94501

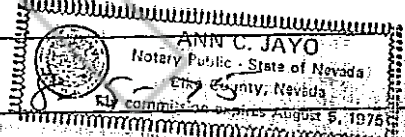


STATE OF NEVADA )  
                          ) SS  
COUNTY OF ELKO )

ON THIS 15th day of OCTOBER, in the year one thousand nine hundred and Seventy-One, before me, Ann C. JAYO, a Notary Public, State of Nevada, duly commissioned and sworn, personally appeared EARL EDGAR; DELORES N. EDGAR; H. G. LATHROP; BORETTA LATHROP known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal in the County of Elko the day and year in this certificate first above written.

Ann C. Jayo  
Notary Public, State of Nevada



My Commission Expires \_\_\_\_\_

STATE OF CALIFORNIA,

County of Alameda } ss.

On this 30th day of September in the year one thousand nine hundred and seventy one

before me, Robert L. Veres, a Notary Public, State of California, duly commissioned and sworn, personally appeared Louis F. Perdriau, d.b.a. Western Investments

known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

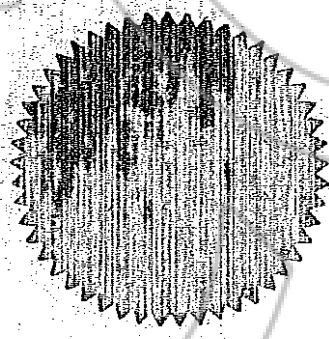
IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal in the Alameda County of Alameda the day and year in this certificate first above written.

Robert L. Veres  
Notary Public, State of California. (Robert L. Veres)

My Commission Expires March 14, 1973

County's Form No. 34—(Acknowledgment—General) (C. C. Sec. 1189)

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RECORDED AT THE REQUEST OF Itcaina Livestock  
on Oct. 19, 1971, at 07 mins. past 11 A. M.  
Book 40 of OFFICIAL RECORDS, page 544-545 RECORDS C  
EUREKA COUNTY, NEVADA Melissa C. Woodcock Recorder  
File No. 35167 Fee \$ 4.00