

60555

PERDESTEER, VON DY, HORTON & WORTH
 PROFESSIONAL CORPORATION
 ATTORNEYS AT LAW
 EXECUTIVE CLUB BUILDING
 1776 SOUTH JACKSON STREET AT THE VALLEY HIGHWAY
 DENVER, COLORADO 80510

A G R E E M E N T

THIS AGREEMENT dated this 2nd day of ~~March~~ ^{May}, 1973,
 between ELAINE B. JOHNSON, of Fountain, Colorado, hereinafter
 referred to as "Seller" and FRED MINOLETTI and JULIA MINOLETTI,
 husband and wife, as joint tenants, of Eureka, Nevada, herein-
 after referred to as "Buyers".

W I T N E S S E T H:

That the Seller agrees to sell and convey to said
 Buyers, and said Buyers agree to buy all that real property
 situate in the County of Erueka, State of Nevada, described
 as follows:

Township 20 North, Range 53 East, M.D.B. & M.

Section 21: Lots 1, 2, 7, 8, 9, 16;
 Section 22: Lots 1, 2.

EXCEPT that portion of Lot 7, Lot 2 and Lot 16 of
 Section 21 which lies West of State Highway 51 as
 presently constructed.

TOGETHER with all buildings and improvements
 thereon situate.

The total price or principal sum, for which Seller
 agrees to sell and Buyers agree to buy said realty and improve-
 ments is the sum of THIRTY THOUSAND DOLLARS (\$30,000.00), lawful
 money of the United States, and Buyers in consideration of the
 premises, promise and agree to pay to Seiler the said sums,
 as follows:

Principal shall be payable ONE THOUSAND FIVE
 HUNDRED DOLLARS (\$1,500.00) on or before November 1,
 1973, and thereafter in yearly installments of
 SEVEN THOUSAND FIVE HUNDRED DOLLARS (\$7,500.00) ~~each~~
 each, commencing on November 1, 1974, until the
 total price of Thirty Thousand Dollars (\$30,000.00)
 has been paid in full. (The final payment which
 will become due on or before the 1st day of November,
 1977, shall be in the amount of Six Thousand Dollars
 (\$6,000.00). Interest shall accrue from January 1,
 1974; shall be computed on the unpaid principal
 balance at the rate of 5% per annum pro-rated on a
 daily basis, and shall be payable on January 1 of
 each year commencing January 1, 1975. The
 Buyers reserve the right to pay to the

* Note instead of payments being 7,500.00 p. year
 they shall be 5,000.00 at least.

Seller any unpaid principal balance at any time without penalty or other charges, but the total of all principal payments during any calendar year may not exceed \$8,400.00.

THE SELLER agrees to pay the property taxes for the fiscal year from July 1, 1972 to July 1, 1973, which said taxes shall become due on the first Monday in July, 1973.

THE BUYERS agree to pay the property taxes for the fiscal year beginning July 1, 1973, (which shall become due in July, 1974), and each and every year thereafter.

THE BUYERS agree to purchase two new electric motors and one new pump and install them on the wells presently on the property. Said motors and pump shall become part of the realty.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement the day and year first above written.

SELLER:

Elaine B. Johnson
Elaine B. Johnson

BUYERS:

Fred Minoletti
Fred Minoletti

Julia Minoletti
Julia Minoletti

RECORDED AT THE REQUEST OF Johnson W. Lloyd
on November 5, 19 75, at 32 mins. past 11 A. M. in
Book 52 of OFFICIAL RECORDS, page 565-566, RECORDS OF
EUREKA COUNTY, NEVADA. WILLIS A. DePAOLI Recorder
File No. 60555 Fee \$ 4.00