

AGREEMENT FOR SALE OF REAL ESTATE

RPTT PAID \$6.60

THIS AGREEMENT, made this 13th day of September 1980, as joint tenants,
BETWEEN James H. Runyan & Kathryn I Runyan (husband & wife) whose address is
(name)
(or principal place of business is) 470 W. Monterey Ave., Pomona, Calif. 91768

hereafter designated as "SELLER,"
AND Mr. Rick Evans whose address is
(name)
(or principal place of business is) 1634 Palm Street, Santa Ana, Calif. 92701

hereafter designated as "BUYER,"

WITNESS: That Seller, in consideration of covenants and agreements hereinafter contained agrees to sell and convey to Buyer, and Buyer agrees to buy the following described real property:

N.W. 1/4 of the N.E. 1/4 of Section 25, T-31-N, R-48-E,
M. D. B. M. as per Government survey. (Approx. 40 acres.)
Situated in Eureka Co, Eureka, Nevada.

IN CONSIDERATION therefor, Buyer agrees to pay Seller (\$ 6000.00)
Six Thousand DOLLARS
lawful money of the United States, in the following manner: Upon execution and delivery of this Agreement, Buyer shall pay to Seller the
sum of (\$ 800.00) Eight Hundred DOLLARS,
receipt of which is hereby acknowledged, and further, the sum of (\$ 5,200.00)
(Five thousand and two hundred) payments of 150.00 per month,
DOLLARS, month,
on the 13th day of October, 1980, with interest at the rate of none
per cent per annum.

Taxes for 1981 and all subsequent taxes are to be paid by
Mr. Rick Evans and he shall agree to pay all assessments levied subsequent to date hereof:

The basis upon which any tax estimate, if any, is made herein is _____

Buyer agrees to keep any building now upon, or hereafter erected upon said premises, insured against loss or damage to its full assurable value.

IT IS UNDERSTOOD AND AGREED, that time is of the essence of this contract and should Buyer fail to comply with the terms hereof, then Seller may at his option be released from all obligations in law and in equity to convey said property, and Buyer shall thereupon be deemed to have waived all rights thereto and all moneys theretofore paid under this contract shall be deemed payments to Seller for the execution of this Agreement and for the rental of the premises.

SELLER, on receiving full payments at the times and in the manner herein provided, agrees to deliver a policy of title insurance showing title to be vested in _____ free of encumbrances, except _____

and to execute and deliver to Buyer or _____
a good and sufficient deed to the premises herein described.

The number of years required to complete payment in accordance with the terms of this Agreement are 2 (years) 6 (months)

IN WITNESS WHEREOF, said parties have hereunto affixed their signatures the day and year first above written.

James H. Runyan Rick C. Evans
Mrs. Kathryn I. Runyan

[illegible][illegible]

Misc-106 (G.S.) Ack. Individual (Rev. 9-68)

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