

OPTION AGREEMENT

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We, the undersigned, Wayne & Maribeth Robinson,
(WAYNE D. ROBINSON and MARIBETH ROBINSON, husband and wife, who
are the Proposed Buyers) and JOE A. NEVIS,
(JOE A. NEVIS, an unmarried man, who is the Proposed Seller) are
desirous of entering into an agreement for the sale of a piece of
real property, which the legal description is not known at the
time of the drafting of this document.

The property is commonly known as 5500 Sheckler Road,
Fallon, Nevada. The property is agricultural in nature and
consists of approximately 80 acres of which alfalfa and various
fruits are the product of its use. Located on it is a residence
and at least 3 outbuildings of which one appears to be a garage,
another a machine shop, and another an equipment shed. On this
property is located corrals and at least one orchard.

The negotiations as to this agreement are basically for
the sale of property for a sum of \$350,000.00 of which a negotia-
tion is currently underway as to the amount and the necessity of
a down payment.

The Proposed Buyers are in the process of selling a piece
of property located in Eureka, Nevada, known as Lot 2, Block 21,
Parcel #01-071-09, located at 10251 Main Street, Eureka, Nevada.
This property is valued at approximately \$75,000.00. It is the
desire of the Proposed Buyers to use that property to secure the
agreement both parties wish to enter into. At this time, both
Proposed Buyers and Proposed Seller are desirous of having a legal
instrument which can show the intent of Proposed Buyers and

Joe A Nevis

Maribeth Robinson

Wayne D Robinson

1 Proposed Seller to enter into an agreement. Time is of the
2 essence for this instrument, and therefore, the drafter of this
3 document can not sufficiently describe what is occurring so that
4 it will have certain and definite legal effect.

5 What the Proposed Buyers are accepting by this document
6 and what the Proposed Buyers are offering by this document, and
7 what the Proposed Seller is accepting by this document is a sole
8 and exclusive option agreement, whereby the Proposed Buyers are
9 offering to the Proposed Seller the proceeds of the above-described
10 rental property located in Eureka, Nevada, which is \$525.00 per
11 month as payment under a lease agreement for a period of ninety
12 (90) days from the entering of this agreement, which will apply
13 to the purchase price once an agreement is reached. What the
14 Proposed Seller is accepting from this document is the proceeds
15 of property previously described, and what he is giving is that
16 for the ninety (90) day period necessary to prepare the proper
17 legal documents, which will probably take the form of a Deed of
18 Trust, he will not sell the property to anyone other than the
19 holders of this agreement, who are the Proposed Buyers.

20 In summation this document is a sole and exclusive option
21 agreement to hold the property for sale under the terms described
22 above so that the proper drafting of sufficient legal documents
23 may be prepared within a period of ninety (90) days.

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*Harold Robinson
for & heirs*

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DATED this 2nd day of MAY, 1986.

Joe A. Nevis
JOE A. NEVIS, Proposed Seller

Wayne D. Robinson
WAYNE D. ROBINSON, Proposed Buyer

Maribeth Robinson
MARIBETH ROBINSON, Proposed Buyer

Wayne D. Robinson

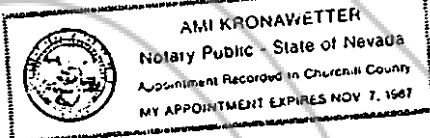
Maribeth Robinson

Joe A. Nevis

STATE OF NEVADA)
 : ss.
County of Eureka)

On this 2nd day of MAY, 1986, before me, a Notary Public, personally appeared WAYNE D. ROBINSON and MARIBETH ROBINSON, known to me to be the persons described herein and who executed the above and foregoing instrument, who acknowledged to me that they executed the same freely and voluntarily, and for the uses and purposes therein mentioned.

WITNESS my hand and official seal.



Ami Kronawetter
NOTARY PUBLIC

STATE OF NEVADA)
 : ss.
County of Churchill)

On this 2nd day of MAY, 1986, before me, a Notary Public, personally appeared JOE A. NEVIS, known to me to be the person described herein and who executed the above and foregoing instrument, who acknowledged to me that he executed the same freely and voluntarily, and for the uses and purposes therein mentioned.

WITNESS my hand and official seal.



Ami Kronawetter
NOTARY PUBLIC

RECORDED AT REQUEST OF
Marjbeth Robinson
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OFFICIAL RECORDS
EUREKA COUNTY, NEVADA
M.H. REBALEATI, RECORDED
FILE NO. *102582*
FEE *4 8.00*

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