

102582

OPTION AGREEMENT

1 We, the undersigned, Wayne & Maribeth Robinson,  
2  
3 (WAYNE D. ROBINSON and MARIBETH ROBINSON, husband and wife, who  
4 are the Proposed Buyers) and Joe A. Nevis,  
5 (JOE A. NEVIS, an unmarried man, who is the Proposed Seller) are  
6 desirous of entering into an agreement for the sale of a piece of  
7 real property, which the legal description is not known at the  
8 time of the drafting of this document.  
9

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

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

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

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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.

24 . . .  
25 . . .  
26 . . .  
27 . . .  
28 . . .

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*Harold Robinson  
for & heirs*

1 DATED this 2nd day of MAY, 1986.

2  
3 Joe A. Nevis  
4 JOE A. NEVIS, Proposed Seller

5  
6 Wayne D. Robinson  
7 WAYNE D. ROBINSON, Proposed Buyer

8 Maribeth Robinson  
9 MARIBETH ROBINSON, Proposed Buyer

10 STATE OF NEVADA )  
11 : ss.  
12 County of Eureka )

13 On this 2nd day of MAY, 1986, before me, a  
14 Notary Public, personally appeared WAYNE D. ROBINSON and MARIBETH  
15 ROBINSON, known to me to be the persons described herein and who  
16 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.

17 WITNESS my hand and official seal.

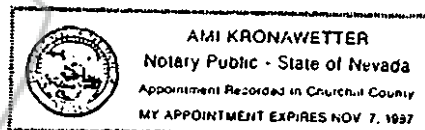


Ami Kronawetter  
NOTARY PUBLIC

20 STATE OF NEVADA )  
21 : ss.  
22 County of Churchill )

23 On this 2nd day of MAY, 1986, before me, a  
24 Notary Public, personally appeared JOE A. NEVIS, known to me to  
25 be the person described herein and who executed the above and fore-  
26 going instrument, who acknowledged to me that he executed the same  
27 freely and voluntarily, and for the uses and purposes therein men-  
28 tioned.

WITNESS my hand and official seal.



Ami Kronawetter  
NOTARY PUBLIC

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Wayne D. Robinson

Maribeth Robinson

Joe A. Nevis

RECORDED AT REQUEST OF  
Marybeth Robinson  
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86 MAY 5 P 1:23

OFFICIAL RECORDS  
EUREKA COUNTY, NEVADA  
M.H. REBALEATI, RECORDER  
FILE NO. 102582  
FEE 4 8.00

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