

Agreement for Sale of Real Estate

This Agreement made and entered into this EIGHTH

day of JUNE, 1987, between ANGELA L. MIKES

AND WILLIAM D. MIKES, hereinafter called "seller s..."

and DANNY R. GONZALES AND

REXANDA M. GONZALES, hereinafter called "buyer s..."

Witnesseth: That the seller s..., in consideration of the covenants and agreements on the part of the buyer s... hereinafter contained, agrees... to sell and convey to the buyers... and the buyers... agrees... to buy, all that BLOCK 72 certain lot 10 piece... or parcel of land situate in EUREKA TOWNSITE County of EUREKA State of NEVADA bounded and described as follows, to wit:

LOT 10, BLOCK 72 EUREKA
TOWNSITE, EUREKA COUNTY NEVADA

together with the tenements, hereditaments, and appurtenances thereunto belonging, or in any wise appertaining, for the sum of 7000 (SEVEN THOUSAND DOLLARS) dollars, lawful money of the United States. And the buyer(s) ..., in consideration of the premises, agree(s) to pay to the seller the said purchase price of 7000 (SEVEN THOUSAND DOLLARS) dollars, together with interest as hereinafter provided, in manner following:

700 DOWN AND PAYMENTS OF 133.88 PER MONTH FOR FIVE YEARS UNTIL BALANCE OF 6300 IS PAID WITH 10% FOR INTEREST

The sum of 700 (SEVEN HUNDRED) dollars upon the execution of this agreement, receipt whereof is hereby acknowledged, and the balance of said purchase price, to wit: 6300 (SIXTY THREE HUNDRED) dollars, in MONTHLY installments as follows: the sum of 133.88 ONE HUNDRED THIRTY THREE DOLLARS AND 88 CENTS, or more, on the 1st day of AUGUST, 1972, and the sum of 133.88 dollars, or more, on the 1st day of each and every MONTH thereafter until the purchase price and all interest as herein provided is fully paid

provided that said purchase price and all interest on unpaid balances, as herein provided, shall be fully paid on or before the 1st day of SEPTEMBER, 1972. All unpaid balances of said purchase price shall bear interest at the rate of 10% percent per YEAR from the date hereof until paid, and the buyer(s) agree(s) to pay said interest on the day of MONTHLY PAYMENTS FOR PRINCIPAL AND INTEREST all payments of principal and interest hereunder to be made until further notice at PRIBOX 209 DAYTON, OH 45402

The buyer(s) ... further agree(s) to pay all state, county, city and county, and municipal taxes and assessments on said above described premises, of every nature whatsoever, levied, assessed, or accruing after the date hereof. The buyer(s) ... also agree(s) to keep the improvements on said land insured for at least the sum of \$ BUYERS' DEERASSION, payable in case of loss to the seller ... and should buyer ... fail to pay any taxes or assessments as herein provided, or fail to keep said property insured, seller(s) ... may, at option, from time to time, pay all or any of said taxes and assessments agreed herein to be paid by buyer(s) ..., and obtain such insurance, and buyer(s) ... agree(s) to repay to seller(s) ..., on demand, the amount of all moneys paid out by seller(s) ... on account of such taxes, assessments, or insurance, together with interest thereon from date of payment until repaid, at the rate of 10% percent per annum.

It is further understood and agreed that if the buyer(s) ... shall fail for a period of 90 DAYS after the same shall be due under the terms of this agreement to pay to the seller(s) ... any of the sums herein agreed to be paid by the buyer(s) ..., either as installments on account of principal, or as interest, taxes, assessments, or to procure insurance, or shall fail to comply with any of the covenants on ... part to be kept and performed, then the seller(s) ... shall be released from all obligation in law or equity to convey said property, and the buyer(s) ... shall forfeit all right thereto, and any and all payments theretofore made by the buyer(s) ... under this agreement shall be considered as rent and compensation for the use and occupancy of said premises, and be retained by the seller(s) ...

The seller(s) ... hereby agree(s) that when the said purchase price and all other amounts to be paid to seller(s) ... are fully paid as herein provided, SELLERS will execute and deliver to the buyer(s) ... a good and sufficient deed conveying said real property free and clear of all encumbrances made, done, or suffered by the seller(s) ...

The terms, conditions, and covenants of this agreement shall be binding upon and shall inure to the benefit of the heirs, executors, administrators, and assigns of the respective parties hereto, but no assignment or transfer by the buyer-~~s~~ of the contract, or of interest in the property described herein, shall be valid, unless the same be made with the written consent of the sellers.....

| Date | Amount Paid | Paid on Interest | Paid to Interest | Account Principle | Balance on Principle | Received by |
|------|-------------|------------------|------------------|-------------------|----------------------|-------------|
| | | | | | | |

Time is of the essence of this agreement.

In Witness Whereof the parties hereto have executed these presents in duplicate the day and year first above written.

GRANAS

Angela L. Miles

GRANAS

Dorothy R. Mangalad
Rhonda D. Mangalad

This document is only a printed form and does not constitute a contract. It is subject to the terms and conditions of the deed or other instrument to which it is attached. It is not to be used as evidence in any court of law.

RECORDED AT REQUEST OF
William D. Miles
BOOK 157 PAGE 159.

87 JUN 8 P 2:17

OFFICIAL RECORDS
EUREKA COUNTY, NEVADA
PLA. REG. & REC. RECORDER
FILE NO. 108358
FEE \$ 8.00

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