

DOCUMENTARY TRANSFER TAX \$ 111.50
 2% COMPUTED ON FULL VALUE OF PROPERTY CONVEYED
 LESS EXEMPTIONS ALLOWED BY LAW AND CREDITED TO THE BUYER
 AT TIME OF TRANSFER
 UNDETERMINED PERCENTAGE OF PERMITS *E.S.*

111427

Agreement for Sale of Real Estate

This Agreement made and entered into this *TWENTY FIRST*

day of *APRIL*, 19 *87*, between *ANGELA A. MILES*

AND WILLIAM D. MILES

, hereinafter called "seller",

and *MIKE HAMILTON AND EILEEN HAMILTON*

BOX 274 EUREKA, NV 89316

, hereinafter called "buyer",

Witnesseth: That the seller *S*, in consideration of the covenants and agreements on the part of the buyer *S*, hereinafter contained, agree *S* to sell and convey to the buyers and the buyers *S* agree *S* to buy, all that *PORTIONS OF LOTS 11 & 12* certain lot *11 & 12* piece *11 & 12* or parcel

of land situate in *EUREKA TOWNSHIP*

County of *EUREKA* State of *NEVADA*

bounded and described as follows, to wit:

THE SOUTHERN PORTIONS OF LOTS 11 AND 12 BLOCK 72 EUREKA TOWNSHIP EUREKA, NV DESCRIBED AS FOLLOWS

COMMENCING AT THE SOUTH WEST CORNER OF LOT 12 BLOCK 72 THE POINT BEGINNING

*THENCE N 00° 27' W 56.32 FEET TO A POINT BEING POINT 1
 " N 80° 59' 36" E 167.928 " " " " " " 2
 " N 59° 43' 09" E 60.321 " " " " " " 3
 " S 44° 10' E 61.96 " " " " " " 4
 " S 64° 55' N 127.32 " " " " " " 5
 " S 74° 16' 40" W 51.20 " " " " " " 6
 " S 89° 33' W 96.12 FEET ALONG THE SOUTH WEST
 SIDE OF LOT 12 BLOCK 72 TO
 THE POINT OF BEGINNING*

*SEE ATTACHED MAP
 EXISTING SEWER LINES PASSING THROUGH PROPERTY
 TO OTHER LOTS ARE TO REMAIN IN PLACE AND MAINTENANCE
 ALLIES GRANTED*

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together with the tenements, hereditaments, and appurtenances thereunto belonging, or in any wise appertaining, for the sum of 10,000 (TEN THOUSAND DOLLARS) dollars, lawful money of the United States.

And the buyer s... in consideration of the premises, agree to pay to the seller the said purchase price of \$10,000 (TEN THOUSAND DOLLARS) dollars, together

with interest as hereinafter provided, in manner following:

\$176.53 PAYMENTS PER MONTH FOR SEVEN YEARS UNTIL \$10,000 IS PAID WITH 12% FOR INTEREST PER YEAR. PAYMENT TO COMMENCE SEPTEMBER 1ST 1987.

The sum of... dollars upon the execution of this agreement, receipt whereof is hereby acknowledged, and the balance of said purchase price, to wit: ... dollars, in MONTHLY

installments as follows: \$176.53 dollars, the sum of... or more, on the 1st day of SEPTEMBER, 1987 and the sum of \$176.53 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 OCTOBER, 1987.

All unpaid balances of said purchase price shall bear interest at the rate of 12% percent per YEAR from the date hereof until paid, and the buyer s... agrees 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
RD. BOX 209, DAYTON, NY 89403

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 \$... ONYERS OBLIGATION... and should buyer s... 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... agrees 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 12% 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, s... 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

The buyer -> ... shall be entitled to the possession of the premises above described so long as the covenants and agreements of this indenture are performed and buyer ... not in default hereunder.

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 ... 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 seller

Date	Amount Paid	Paid on Interest	Paid to Interest	Account Principal	Balance on Principal	Received by

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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.

SILVERS

Angela L. Niles

Robert J. Wood


RIVERS

Eileen Hamilton

Michael S. Hamilton

This document is only enforceable if signed by all parties to the agreement. It is not enforceable if it is signed by one party and another party who is not a party to the agreement. It is not enforceable if it is signed by one party and another party who is not a party to the agreement. It is not enforceable if it is signed by one party and another party who is not a party to the agreement.

Glady Goicoechea

 **GLADY GOICOECHEA**
Notary Public, State of Nevada
Esmeralda County Nevada
My appointment expires Oct. 28, 1990

RECORDED AT THE REQUEST OF
Eileen Hamilton
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87 SEP - 8 AM 138

OFFICIAL RECORDS
FILE NO. **111427**
FEE \$ 8.00

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