

DOCUMENTARY TRANSFER TAX \$ 11.12  
2. COMPUTED ON FULL VALUE OF PROPERTY CONVEYED IN  
3. EXCEPT ONLY TO THE EXTENT OF THE TAXES AND DEDUCTIONS ALLOWABLE THEREON  
AT THE TIME OF TRANSFER  
LINDSEY FIDELITY OF PENNSYLVANIA 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, in consideration of the covenants and agreements on  
the part of the buyer hereinafter contained, agree to sell and convey to the buyers  
and the buyers agree to buy, all that PARCELS OF LOTS 11 & 12  
of land situate in EUREKA TOWNSITE  
County of EUREKA State of NEVADA  
bounded and described as follows, to wit:

THE SOUTHERN PORTIONS OF LOTS 11  
AND 12 BLOCK 72 EUREKA TOWNSITE  
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 167.828 " " " " " 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 MAINTAINED  
ALLIES GRANTED  
BOOK 163 PAGE 158

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 . . . . day of SEPTEMBER, 1987 and 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, NV 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 \$ . . . . BYEARS DURATION 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 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 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 .....

[illegible]

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.

SELLERS

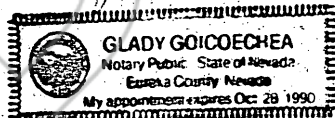
*Angela L. Niles*  
*Robert J. Niles*

BUYERS

*Edwin Hamilton*  
*Michael S. Hamilton*

This document is only valid if signed by the parties to the transaction and if the signature of each party is witnessed by the Notary Public. It is not valid if signed by a party who is not a party to the transaction or if the signature of a party is not witnessed by the Notary Public.

*Glady Goicoechea*



RECORDED AT THE REQUEST OF  
*Edwin Hamilton*  
BOOK 163 PAGE 158

87 SEP - 8 AM 38

OFFICIAL RECORDS  
FILE NO. 111427  
FEE 8.00

BOOK 163 PAGE 161