

142529

NOTICE OF CONTRACT OF SALE

NOTICE is hereby given that on the 19<sup>th</sup> day of September, 1992, MARTIN MILANO and ETHEL MILANO, husband and wife, as Sellers, and JESSIE SHEPARD and JUDY B. LANDRUM, husband and wife, P.O. Box - 216 Res. Lot 7 Block 11, Beowawe, Nevada 89821, as Buyers, as joint tenants with right of survivorship, entered into a Contract of Purchase and Sale for the following described real and personal property, situate in the County of Eureka, State of Nevada:

Lots 6, 7 and 8 in Block 11, Town of Beowawe, County of Eureka, State of Nevada, as shown on the map filed in the Office of the County Recorder of Eureka County, Nevada. (APN 3-514-01)

TOGETHER with any and all buildings and improvements situate thereon, including the house, store and bar buildings.

TOGETHER with all fixtures and equipment therein, including, but not limited to, the property more specifically listed in Exhibit "A" attached hereto.

SUBJECT to all taxes, assessments, reservations, exceptions, easements, rights of way, conditions, restrictions and covenants as may now appear of record.

TOGETHER with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

That said Contract, together with a Deed executed from the Sellers to the Buyers, is escrowed with FLOWERS ESCROW COMPANY, 2100 Capurro Way, Suite F, Sparks, Nevada 89431.

DATED: 19<sup>th</sup> September, 1992.

Martin Milano  
MARTIN MILANO

Jessie Shepard  
JESSIE SHEPARD

Ethel Milano  
ETHEL MILANO

Judy B. Landrum  
JUDY B. LANDRUM

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ROSS P. EARDLEY  
ATTORNEY AT LAW  
469 IDAHO STREET - P. O. BOX 391  
ELKO, NEVADA 89801  
(702) 738-4046

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STATE OF NEVADA)  
: SS.  
COUNTY OF ELKO )

On this 19th day of September, 1992, personally appeared before me, a notary public, MARTIN MILANO and ETHEL MILANO, personally known (or proved) to me to be the persons whose names are subscribed to the above instrument, who acknowledged that they executed the instrument.



NOTARY PUBLIC  
STATE OF NEVADA  
County of Elko  
FRANCES I. SCHAIN  
My Appointment Expires Sept. 24, 1994

Frances I. Schain  
NOTARY PUBLIC

STATE OF NEVADA)  
: SS.  
COUNTY OF ELKO )

On this 19th day of September, 1992, personally appeared before me, a notary public, JESSIE SHEPARD and JUDY B. LANDRUM, personally known (or proved) to me to be the persons whose names are subscribed to the above instrument, who acknowledged that they executed the instrument.



NOTARY PUBLIC  
STATE OF NEVADA  
County of Elko  
FRANCES I. SCHAIN  
My Appointment Expires Sept. 24, 1994

Frances I. Schain  
NOTARY PUBLIC

EXHIBIT "A"

Property Situate in the House:

1. Coleman Forced Air Furnace - Model 26138, Series 859  
Belt Drive Blower
2. General Electric Cook Stove with 2 Ovens
3. Franklin Wood Burning Stove
4. Water system, which includes a Jacuzzi pump, submersible,  
electric control automatic
5. Fused Switchbox
6. 80 Gallon Pressure Tank and Fittings
7. Bathroom - new tub with shower, toilet, wash basin and  
medicine cabinet
8. Second bathroom with new shower, wash basin, toilet and  
medicine cabinet
9. Glass lined electric water heater
10. Stainless steel sink
11. Coleman gas heating stove

Property Situate in Store and Bar:

1. 2 Coca Cola Coolers
2. 1 Underbar Stainless Steel Sink and Fixtures
3. 1 Back Bar with Mirror and Fixtures
4. 1 Revco Automatic Ice Maker
5. 1 Coleman Oil Heater with Blower
6. 1 Gas Heater with Blower
7. Glass Counter in Bar
8. Swamp Air Cooler
9. 10 Bar Stools
10. 4 Sets of Booths with Tables
11. Store Counter
12. Larger Glass Counter Case with Sliding Glass Doors
13. Large Deep Freeze with Sliding Glass Top
14. Large Two Door Upright Refrigerator
15. Medium Size Refrigerator

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OFFICIAL RECORDS  
RECORDED AT THE REQUEST OF  
*Ross P. Eardley*  
'92 SEP 24 P4:44

EUREKA COUNTY, NEVADA  
M.N. REBALEATI, RECORDER  
FILE NO. FEE \$ 7.00  
**142529**

## DECLARATION OF VALUE

Recording Date 9/24/92 Book 239 Page 156 Instrument # 142529

Full Value of Property Interest Conveyed \$ 50,000<sup>10</sup>

Less Assumed Liens & Encumbrances - -0-

Taxable Value (NRS 375.010, Section 4) \$ 50,000<sup>10</sup>

Real Property Transfer Tax Due \$ 65-65

If exempt, state reason. NRS 375.090, Section \_\_\_\_\_ Explanation \_\_\_\_\_

INDIVIDUAL

Under penalty of perjury, I hereby declare that the above statements are correct.

Signature of Declarant  
Ross P. Eardley

Name (Please Print)  
469 Idaho Street

Address  
Elko, Nevada, 89801

City, State, Zip

ESCROW HOLDER

Under penalty of perjury, I hereby declare that the above statements are correct to the best of my knowledge based upon the information available to me in the documents contained in the escrow file.

Signature of Declarant

Name (Please Print)

**Discrow Number**

**Firm Name**

**Address**

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_