

23-6394-102-3893

NOTARY PUBLIC
MAYHEM M. OLSEN
WASHINGTON COUNTY
BRITISH COLUMBIA

Address 487 UNIVERSITY STREET
SAIT TRIKE CITY UNIT 210 ZIP 5110
Telephone No.

Receipt is acknowledged of cash () check (X) for down
payment of \$ One hundred thousand \$ (100,000)
By John Roberts Authorized Signature
Date 4/9/94

Accepted By William K. Dole Authorized Officer
Date 4/9/94
CATTLEMAN'S TITLE GUARANTEE COMPANY, Trustee
Authorized Representative

Dated this 9th day of May 1994
SELLER: John Roberts
BUYER: John Roberts

IF YOU DID NOT RECEIVE THIS PUBLIC REPORT BEFORE YOU SIGNED A CONTRACT OR AGREEMENT, YOU MAY CANCEL THE CONTRACT OR AGREEMENT ANY TIME WITHIN TWO YEARS FROM THE DATE OF SIGNING.
IF YOU SIGNED A PURCHASE AGREEMENT PRIOR TO INSPECTING THE LOT, YOU HAVE SIX MONTHS TO INSPECT AND UPON INSPECTION MAY RESCIND THE PURCHASE AGREEMENT.
IF YOU RECEIVED THE PUBLIC REPORT PRIOR TO SIGNING A CONTRACT OR AGREEMENT, YOU MAY CANCEL YOUR CONTRACT OR AGREEMENT BY GIVING NOTICE TO THE SELLER ANY TIME BEFORE MIDNIGHT OF THE SEVENTH DAY FOLLOWING THE SIGNING OF THE CONTRACT OR AGREEMENT.
THE DEVELOPER SHALL, WITHIN 15 DAYS AFTER RECEIPT OF THE NOTICE OF CANCELLATION, RETURN ALL PAYMENTS MADE BY THE PURCHASER.
THE NOTICE OF CANCELLATION MAY BE DELIVERED PERSONALLY TO THE DEVELOPER OR SENT BY CERTIFIED MAIL OR TELEGRAPH TO THE BUSINESS ADDRESS OF THE DEVELOPER.
THE DEVELOPER SHALL, WITHIN 15 DAYS AFTER RECEIPT OF THE NOTICE OF CANCELLATION, RETURN ALL PAYMENTS MADE BY THE PURCHASER.
IF YOU RECEIVED THE PUBLIC REPORT PRIOR TO SIGNING A CONTRACT OR AGREEMENT, YOU MAY CANCEL YOUR CONTRACT OR AGREEMENT BY GIVING NOTICE TO THE SELLER ANY TIME BEFORE MIDNIGHT OF THE SEVENTH DAY FOLLOWING THE SIGNING OF THE CONTRACT OR AGREEMENT.
IF YOU SIGNED A PURCHASE AGREEMENT PRIOR TO INSPECTING THE LOT, YOU HAVE SIX MONTHS TO INSPECT AND UPON INSPECTION MAY RESCIND THE PURCHASE AGREEMENT.
IF YOU DID NOT RECEIVE THIS PUBLIC REPORT BEFORE YOU SIGNED A CONTRACT OR AGREEMENT, YOU MAY CANCEL THE CONTRACT OR AGREEMENT ANY TIME WITHIN TWO YEARS FROM THE DATE OF SIGNING.

THE CONDITIONS ON THE REVERSE SIDE HEREOF ARE INCORPORATED HEREIN AND MADE A PART HEREOF.

THE PURCHASER OF ANY SUBDIVISION OR ANY LOT, PARCEL, UNIT OR INTEREST IN ANY SUBDIVISION, NOT EXEMPTED UNDER THE PROVISIONS OF NRS 119.120 OR 119.122 MAY CANCEL, BY WRITTEN NOTICE, THE CONTRACT OF SALE UNTIL MIDNIGHT OF THE FIFTH CALENDAR DAY FOLLOWING THE DATE OF EXECUTION OF THE CONTRACT. THE RIGHT OF CANCELLATION MAY NOT BE WAIVED. ANY ATTEMPT BY THE DEVELOPER TO OBTAIN SUCH A WAIVER RESULTS IN A CONTRACT WHICH IS VOIDABLE BY THE PURCHASER.

THE NOTICE OF CANCELLATION MAY BE DELIVERED PERSONALLY TO THE DEVELOPER OR SENT BY CERTIFIED MAIL OR TELEGRAPH TO THE BUSINESS ADDRESS OF THE DEVELOPER.

THE DEVELOPER SHALL, WITHIN 15 DAYS AFTER RECEIPT OF THE NOTICE OF CANCELLATION, RETURN ALL PAYMENTS MADE BY THE PURCHASER.

IF YOU RECEIVED THE PUBLIC REPORT PRIOR TO SIGNING A CONTRACT OR AGREEMENT, YOU MAY CANCEL YOUR CONTRACT OR AGREEMENT BY GIVING NOTICE TO THE SELLER ANY TIME BEFORE MIDNIGHT OF THE SEVENTH DAY FOLLOWING THE SIGNING OF THE CONTRACT OR AGREEMENT.

IF YOU SIGNED A PURCHASE AGREEMENT PRIOR TO INSPECTING THE LOT, YOU HAVE SIX MONTHS TO INSPECT AND UPON INSPECTION MAY RESCIND THE PURCHASE AGREEMENT.

IF YOU DID NOT RECEIVE THIS PUBLIC REPORT BEFORE YOU SIGNED A CONTRACT OR AGREEMENT, YOU MAY CANCEL THE CONTRACT OR AGREEMENT ANY TIME WITHIN TWO YEARS FROM THE DATE OF SIGNING.

Amount Financed (The amount of credit provided to you or on your behalf) \$ 4,350.00	FINANCE CHARGE (The estimated dollar amount the credit will cost you) \$ 3,150.00	Total of Payments (The amount you will have paid after you have made all scheduled payments) \$ 7,500.00	ANNUAL PERCENTAGE RATE (The cost of your credit as a yearly rate) 11.57%	Total Sale Price (The total cost of your purchase on credit, including your down payment of \$ 100,000) \$ 7,600.00
Your payment schedule will be:				
Number of Payments 125	Amount of Payments \$ 60.00	When Payments are Due: on the 10th day of each month beginning June 1994		
Prepayment: If you pay off early, you will not have to pay a penalty. Security Interest: You are giving a security interest in the real property being purchased. Late Charge: If a payment is late, you will be charged 10% of each delinquent payment(s) for each month delinquent. See this Agreement, if applicable, for any additional information about non-payment, default, and the right to accelerate the maturity of this obligation.				
ITEMIZATION OF AMOUNT FINANCED: The Amount Financed consists of the cash price less down payment and a periodic account service fee of \$ 5.00, subject to change by CTGC.				
AMOUNT OF PAYMENT: Your Periodic Payment consists of regular scheduled principal and interest payments of \$ 55.00 plus \$ 5.00 as account service fees.				

The cash price of the above described property is \$ 4,450.00 U.S. with a down payment of \$ 100.00.
Buyer (you) agrees to purchase the property upon the following terms:
The unpaid balance of the purchase price (Amount Financed) is payable, as disclosed below, with interest on all unpaid principal accruing 30 days prior to the due date of the first payment. Interest will be first deducted from the regular periodic payment, and then the balance will be applied against the unpaid principal. Purchaser has the right to request that his down payment be placed in an interest bearing account with a F.D.I.C. Bank until the purchase contract has been processed and accepted, subject to a \$25.00 service fee for handling of such an account.

Buyer will purchase from Seller and Seller will sell to Buyer, for the purchase price and upon the terms and conditions herein set forth, the following described property and any improvements or appurtenances placed thereon, in which the Seller shall retain a security interest until payment in full has been made by Buyer.
Black lot 2 Crescent Valley Ranches & Farms Unit 1
Eureka
County, State of Nevada
Subject to: Current taxes for the fiscal year and assessments, zoning and building codes, ordinances, covenants and restrictions, easements, reservations, and rights of way, if any.
Buyer (you) agrees to purchase the property upon the following terms:
The cash price of the above described property is \$ 4,450.00 U.S. with a down payment of \$ 100.00.

Buyer will purchase from Seller and Seller will sell to Buyer, for the purchase price and upon the terms and conditions herein set forth, the following described property and any improvements or appurtenances placed thereon, in which the Seller shall retain a security interest until payment in full has been made by Buyer.
Black lot 2 Crescent Valley Ranches & Farms Unit 1
Eureka
County, State of Nevada
Subject to: Current taxes for the fiscal year and assessments, zoning and building codes, ordinances, covenants and restrictions, easements, reservations, and rights of way, if any.
Buyer (you) agrees to purchase the property upon the following terms:
The cash price of the above described property is \$ 4,450.00 U.S. with a down payment of \$ 100.00.

Buyer will purchase from Seller and Seller will sell to Buyer, for the purchase price and upon the terms and conditions herein set forth, the following described property and any improvements or appurtenances placed thereon, in which the Seller shall retain a security interest until payment in full has been made by Buyer.
Black lot 2 Crescent Valley Ranches & Farms Unit 1
Eureka
County, State of Nevada
Subject to: Current taxes for the fiscal year and assessments, zoning and building codes, ordinances, covenants and restrictions, easements, reservations, and rights of way, if any.
Buyer (you) agrees to purchase the property upon the following terms:
The cash price of the above described property is \$ 4,450.00 U.S. with a down payment of \$ 100.00.

This is a binding contract by which you agree to purchase an interest in real property. You should examine your 5-day revocation rights contained elsewhere in this contract.
157233
Trust # CVB 1026

Cattleman's Title Guaranty Company Agreement for the Purchase and Sale of Real Estate

CATTLEMAN'S TITLE GUARANTEE COMPANY (CTGC), a Licensed and Bonded Escrow Company as trustee, for
"Seller" (please print) and
John Roberts Sherman! Single man
called "Buyers" and taking title as
 "Joint Tenants" "Tenants in Common" "Sole and Separate"

Owner, and not personally, herein called
"Seller" (please print) and
John Roberts Sherman! Single man
called "Buyers" and taking title as
 "Joint Tenants" "Tenants in Common" "Sole and Separate"

Buyer will purchase from Seller and Seller will sell to Buyer, for the purchase price and upon the terms and conditions herein set forth, the following described property and any improvements or appurtenances placed thereon, in which the Seller shall retain a security interest until payment in full has been made by Buyer.
Black lot 2 Crescent Valley Ranches & Farms Unit 1
Eureka
County, State of Nevada
Subject to: Current taxes for the fiscal year and assessments, zoning and building codes, ordinances, covenants and restrictions, easements, reservations, and rights of way, if any.
Buyer (you) agrees to purchase the property upon the following terms:
The cash price of the above described property is \$ 4,450.00 U.S. with a down payment of \$ 100.00.

Buyer will purchase from Seller and Seller will sell to Buyer, for the purchase price and upon the terms and conditions herein set forth, the following described property and any improvements or appurtenances placed thereon, in which the Seller shall retain a security interest until payment in full has been made by Buyer.
Black lot 2 Crescent Valley Ranches & Farms Unit 1
Eureka
County, State of Nevada
Subject to: Current taxes for the fiscal year and assessments, zoning and building codes, ordinances, covenants and restrictions, easements, reservations, and rights of way, if any.
Buyer (you) agrees to purchase the property upon the following terms:
The cash price of the above described property is \$ 4,450.00 U.S. with a down payment of \$ 100.00.

Buyer will purchase from Seller and Seller will sell to Buyer, for the purchase price and upon the terms and conditions herein set forth, the following described property and any improvements or appurtenances placed thereon, in which the Seller shall retain a security interest until payment in full has been made by Buyer.
Black lot 2 Crescent Valley Ranches & Farms Unit 1
Eureka
County, State of Nevada
Subject to: Current taxes for the fiscal year and assessments, zoning and building codes, ordinances, covenants and restrictions, easements, reservations, and rights of way, if any.
Buyer (you) agrees to purchase the property upon the following terms:
The cash price of the above described property is \$ 4,450.00 U.S. with a down payment of \$ 100.00.

Buyer will purchase from Seller and Seller will sell to Buyer, for the purchase price and upon the terms and conditions herein set forth, the following described property and any improvements or appurtenances placed thereon, in which the Seller shall retain a security interest until payment in full has been made by Buyer.
Black lot 2 Crescent Valley Ranches & Farms Unit 1
Eureka
County, State of Nevada
Subject to: Current taxes for the fiscal year and assessments, zoning and building codes, ordinances, covenants and restrictions, easements, reservations, and rights of way, if any.
Buyer (you) agrees to purchase the property upon the following terms:
The cash price of the above described property is \$ 4,450.00 U.S. with a down payment of \$ 100.00.

Buyer will purchase from Seller and Seller will sell to Buyer, for the purchase price and upon the terms and conditions herein set forth, the following described property and any improvements or appurtenances placed thereon, in which the Seller shall retain a security interest until payment in full has been made by Buyer.
Black lot 2 Crescent Valley Ranches & Farms Unit 1
Eureka
County, State of Nevada
Subject to: Current taxes for the fiscal year and assessments, zoning and building codes, ordinances, covenants and restrictions, easements, reservations, and rights of way, if any.
Buyer (you) agrees to purchase the property upon the following terms:
The cash price of the above described property is \$ 4,450.00 U.S. with a down payment of \$ 100.00.

Buyer will purchase from Seller and Seller will sell to Buyer, for the purchase price and upon the terms and conditions herein set forth, the following described property and any improvements or appurtenances placed thereon, in which the Seller shall retain a security interest until payment in full has been made by Buyer.
Black lot 2 Crescent Valley Ranches & Farms Unit 1
Eureka
County, State of Nevada
Subject to: Current taxes for the fiscal year and assessments, zoning and building codes, ordinances, covenants and restrictions, easements, reservations, and rights of way, if any.
Buyer (you) agrees to purchase the property upon the following terms:
The cash price of the above described property is \$ 4,450.00 U.S. with a down payment of \$ 100.00.

Buyer will purchase from Seller and Seller will sell to Buyer, for the purchase price and upon the terms and conditions herein set forth, the following described property and any improvements or appurtenances placed thereon, in which the Seller shall retain a security interest until payment in full has been made by Buyer.
Black lot 2 Crescent Valley Ranches & Farms Unit 1
Eureka
County, State of Nevada
Subject to: Current taxes for the fiscal year and assessments, zoning and building codes, ordinances, covenants and restrictions, easements, reservations, and rights of way, if any.
Buyer (you) agrees to purchase the property upon the following terms:
The cash price of the above described property is \$ 4,450.00 U.S. with a down payment of \$ 100.00.

Buyer will purchase from Seller and Seller will sell to Buyer, for the purchase price and upon the terms and conditions herein set forth, the following described property and any improvements or appurtenances placed thereon, in which the Seller shall retain a security interest until payment in full has been made by Buyer.
Black lot 2 Crescent Valley Ranches & Farms Unit 1
Eureka
County, State of Nevada
Subject to: Current taxes for the fiscal year and assessments, zoning and building codes, ordinances, covenants and restrictions, easements, reservations, and rights of way, if any.
Buyer (you) agrees to purchase the property upon the following terms:
The cash price of the above described property is \$ 4,450.00 U.S. with a down payment of \$ 100.00.

Buyer will purchase from Seller and Seller will sell to Buyer, for the purchase price and upon the terms and conditions herein set forth, the following described property and any improvements or appurtenances placed thereon, in which the Seller shall retain a security interest until payment in full has been made by Buyer.
Black lot 2 Crescent Valley Ranches & Farms Unit 1
Eureka
County, State of Nevada
Subject to: Current taxes for the fiscal year and assessments, zoning and building codes, ordinances, covenants and restrictions, easements, reservations, and rights of way, if any.
Buyer (you) agrees to purchase the property upon the following terms:
The cash price of the above described property is \$ 4,450.00 U.S. with a down payment of \$ 100.00.

Buyer will purchase from Seller and Seller will sell to Buyer, for the purchase price and upon the terms and conditions herein set forth, the following described property and any improvements or appurtenances placed thereon, in which the Seller shall retain a security interest until payment in full has been made by Buyer.
Black lot 2 Crescent Valley Ranches & Farms Unit 1
Eureka
County, State of Nevada
Subject to: Current taxes for the fiscal year and assessments, zoning and building codes, ordinances, covenants and restrictions, easements, reservations, and rights of way, if any.
Buyer (you) agrees to purchase the property upon the following terms:
The cash price of the above described property is \$ 4,450.00 U.S. with a down payment of \$ 100.00.

Buyer will purchase from Seller and Seller will sell to Buyer, for the purchase price and upon the terms and conditions herein set forth, the following described property and any improvements or appurtenances placed thereon, in which the Seller shall retain a security interest until payment in full has been made by Buyer.
Black lot 2 Crescent Valley Ranches & Farms Unit 1
Eureka
County, State of Nevada
Subject to: Current taxes for the fiscal year and assessments, zoning and building codes, ordinances, covenants and restrictions, easements, reservations, and rights of way, if any.
Buyer (you) agrees to purchase the property upon the following terms:
The cash price of the above described property is \$ 4,450.00 U.S. with a down payment of \$ 100.00.

Buyer will purchase from Seller and Seller will sell to Buyer, for the purchase price and upon the terms and conditions herein set forth, the following described property and any improvements or appurtenances placed thereon, in which the Seller shall retain a security interest until payment in full has been made by Buyer.
Black lot 2 Crescent Valley Ranches & Farms Unit 1
Eureka
County, State of Nevada
Subject to: Current taxes for the fiscal year and assessments, zoning and building codes, ordinances, covenants and restrictions, easements, reservations, and rights of way, if any.
Buyer (you) agrees to purchase the property upon the following terms:
The cash price of the above described property is \$ 4,450.00 U.S. with a down payment of \$ 100.00.

Buyer will purchase from Seller and Seller will sell to Buyer, for the purchase price and upon the terms and conditions herein set forth, the following described property and any improvements or appurtenances placed thereon, in which the Seller shall retain a security interest until payment in full has been made by Buyer.
Black lot 2 Crescent Valley Ranches & Farms Unit 1
Eureka
County, State of Nevada
Subject to: Current taxes for the fiscal year and assessments, zoning and building codes, ordinances, covenants and restrictions, easements, reservations, and rights of way, if any.
Buyer (you) agrees to purchase the property upon the following terms:
The cash price of the above described property is \$ 4,450.00 U.S. with a down payment of \$ 100.00.

Buyer will purchase from Seller and Seller will sell to Buyer, for the purchase price and upon the terms and conditions herein set forth, the following described property and any improvements or appurtenances placed thereon, in which the Seller shall retain a security interest until payment in full has been made by Buyer.
Black lot 2 Crescent Valley Ranches & Farms Unit 1
Eureka
County, State of Nevada
Subject to: Current taxes for the fiscal year and assessments, zoning and building codes, ordinances, covenants and restrictions, easements, reservations, and rights of way, if any.
Buyer (you) agrees to purchase the property upon the following terms:
The cash price of the above described property is \$ 4,450.00 U.S. with a down payment of \$ 100.00.

Buyer will purchase from Seller and Seller will sell to Buyer, for the purchase price and upon the terms and conditions herein set forth, the following described property and any improvements or appurtenances placed thereon, in which the Seller shall retain a security interest until payment in full has been made by Buyer.
Black lot 2 Crescent Valley Ranches & Farms Unit 1
Eureka
County, State of Nevada
Subject to: Current taxes for the fiscal year and assessments, zoning and building codes, ordinances, covenants and restrictions, easements, reservations, and rights of way, if any.
Buyer (you) agrees to purchase the property upon the following terms:
The cash price of the above described property is \$ 4,450.00 U.S. with a down payment of \$ 100.00.

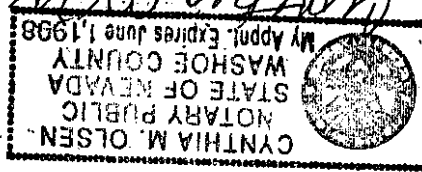
Buyer will purchase from Seller and Seller will sell to Buyer, for the purchase price and upon the terms and conditions herein set forth, the following described property and any improvements or appurtenances placed thereon, in which the Seller shall retain a security interest until payment in full has been made by Buyer.
Black lot 2 Crescent Valley Ranches & Farms Unit 1
Eureka
County, State of Nevada
Subject to: Current taxes for the fiscal year and assessments, zoning and building codes, ordinances, covenants and restrictions, easements, reservations, and rights of way, if any.
Buyer (you) agrees to purchase the property upon the following terms:
The cash price of the above described property is \$ 4,450.00 U.S. with a down payment of \$ 100.00.

Buyer will purchase from Seller and Seller will sell to Buyer, for the purchase price and upon the terms and conditions herein set forth, the following described property and any improvements or appurtenances placed thereon, in which the Seller shall retain a security interest until payment in full has been made by Buyer.
Black lot 2 Crescent Valley Ranches & Farms Unit 1
Eureka
County, State of Nevada
Subject to: Current taxes for the fiscal year and assessments, zoning and building codes, ordinances, covenants and restrictions, easements, reservations, and rights of way, if any.
Buyer (you) agrees to purchase the property upon the following terms:
The cash price of the above described property is \$ 4,450.00 U.S. with a down payment of \$ 100.00.

Buyer will purchase from Seller and Seller will sell to Buyer, for the purchase price and upon the terms and conditions herein set forth, the following described property and any improvements or appurtenances placed thereon, in which the Seller shall retain a security interest until payment in full has been made by Buyer.
Black lot 2 Crescent Valley Ranches & Farms Unit 1
Eureka
County, State of Nevada
Subject to: Current taxes for the fiscal year and assessments, zoning and building codes, ordinances, covenants and restrictions, easements, reservations, and rights of way, if any.
Buyer (you) agrees to purchase the property upon the following terms:
The cash price of the above described property is \$ 4,450.00 U.S. with a down payment of \$ 100.00.

Buyer will purchase from Seller and Seller will sell to Buyer, for the purchase price and upon the terms and conditions herein set forth, the following described property and any improvements or appurtenances placed thereon, in which the Seller shall retain a security interest until payment in full has been made by Buyer.
Black lot 2 Crescent Valley Ranches & Farms Unit 1
Eureka
County, State of Nevada
Subject to: Current taxes for the fiscal year and assessments, zoning and building codes, ordinances, covenants and restrictions, easements, reservations, and rights of way, if any.
Buyer (you) agrees to purchase the property upon the following terms:
The cash price of the above described property is \$ 4,450.00 U.S. with a down payment of \$ 100.00.

APR 22 1994



Cynthia M. Olsen

PROPERTY OWNERS NOTES

BOOK 281 PAGE 322
RECORDED AT THE REQUEST OF
OFFICIAL RECORDS
95 MAR 23 AM 11:23
EUREKA COUNTY NEVADA
M.N. REBAL/LEATI, RECORDER
FILE NO. 157233
FEES \$ 8.00

BOOK 281 PAGE 322

1. Any cash deposit or down payment received hereunder shall be forthwith delivered to and held by Cattleman's Title Guarantee Company (hereinafter called CTGC), Trustee. By signing this Agreement Buyer, hereby irrevocably instructs the Trustee, acting in said capacity, to retain this money until a fully executed copy of this Agreement has been mailed to Buyer at the address shown hereon, whereupon it may be disbursed to Seller or his assignee. It is recognized that CTGC acts only as Trustee and Collection Agent CTGC, an affiliate of seller, is a licensed and bonded Escrow Company.

2. Buyer agrees that this Agreement shall not be assigned, set over or transferred without the prior written consent of the Seller. Any violation of the terms of this paragraph shall constitute a breach of this Agreement and the Seller may at its option immediately instruct CTGC to declare the entire unpaid balance due and payable.

3. All payments shall be made to CTGC, Trustee for Seller. All information required by the Federal Truth in Lending Act relative to this sale is being furnished by or on behalf of said Seller who shall be personally responsible therefor. CTGC, individually, shall not be liable for such information so required or furnished hereunder. All payments payable in U.S. funds.

4. Upon Buyer's timely payment in full and compliance with the terms hereof, CTGC on behalf of Seller will deliver to Buyer (a) a Grant, Bargain and Sale Deed conveying subject property free of encumbrances except as herein referred to and excepting any encumbrance created or suffered by Buyer, and (b) at Buyer's cost and option an owner's policy of title insurance in the amount of the cash price, insuring title to the property to be as stated.

5. CTGC will pay all State, County, and District taxes, and assessments on the subject property. CTGC will on Seller's behalf rebill Buyer for said payment. Buyer shall within fifteen days of billing by CTGC pay said amount of billing to CTGC plus CTGC's service fee. Should Buyer fail to do so, the same shall constitute a default and Seller may elect, without notice, to pay same whereupon the amount so advanced by Seller, together with interest thereon (at the rate set forth upon the face of this Agreement) from date advanced until repaid together with a late fee of \$20.00 shall be due forthwith from Buyer to Trustee on behalf of Seller or at Seller's option said delinquent amount including late fees and service charges may be added to the principal balance of the contract.

6. Buyer agrees to pay a late-payment charge of 10% of each delinquent payment(s) for each month delinquent, and a bad check processing charge, not to exceed \$25.00 plus any charges made by the bank for each refusal and any costs of CTGC that may be incurred by Buyer's failure to comply with the terms of this Agreement for purchase and sale of real estate.

7. Buyer hereby acknowledges receipt of a copy of this entire Agreement and any addendums attached hereto.

8. At Buyer's sole cost and expense, buyer will make and provide for all line extensions from existing services to Buyer's property for electrical, telephone, gas, water, sewage disposal, and all other services. Buyer accepts property in "as is" condition.

9. Buyer is purchasing, without warranty, all of Seller's right, title and interest, if any, in and to all minerals, oil, natural gas, rare metals and steams, brines and gases which Seller may own.

10. Should Buyer default in making any payment when due or fulfilling any obligation hereunder Seller may, as its sole remedy, enforce a forfeiture and termination of all right, title and interest of the Buyer in any lawful manner including forfeiture by written notice to Buyer. In the event of a forfeiture, Buyer will have at least 20 days after receipt of written notice of the default in which to remedy it. Termination and forfeiture by Seller shall be subject to the expiration of a default period of 30 days and a forfeiture period of 30 days pursuant to written notices of default and forfeiture mailed to Buyer. In the event of a forfeiture, Buyer shall be entitled to a refund from Seller of any paid in principal equity: (a) in excess of 15% of the purchase price (cash price) of the property, or (b) such lesser sum if Seller's damages are greater. Any monies retained by Seller pursuant to this paragraph shall be as liquidated damages.

11. Notice to Buyer shall be deemed as properly given when mailed, postage prepaid, via regular mail to Buyer's address as appearing on the records of Trustee. Buyer will timely notify Trustee in writing of any change of address.

12. Time is of the essence. No waiver by Seller of a breach of any covenant or condition hereof shall be construed as a waiver of any succeeding breach thereof. Seller's remedies hereunder shall be cumulative.

13. This Agreement shall be construed according to the laws of the State in which the property is located.

14. If Buyers are buying this property as joint tenants with right of survivorship, by executing this Agreement they accept and approve the joint tenancy. If Buyer is married and is buying this property as his (her) sole and separate property, Buyer's spouse by executing this Agreement disclaims, remises, and quitclaims unto Buyer, his (her) heirs and assigns forever, all of such spouses right, title, interest and claim in and to the property. All parties represent they are of legal age.

THESE CONDITIONS SET FORTH HEREIN ARE AN INTEGRAL PART OF THIS AGREEMENT

Cattleman's Title Guarantee Company
Agreement
For the Purchase and Sale of Real Estate

DECLARATION OF VALUE
EUREKA
COUNTY, NEVADA

Recording Date 3/25/95 Book 281 Page 302 Instrument # 157233

Full Value of Property Interest Conveyed	\$ 4,450.00
Less Assumed Liens & Encumbrances	--
Taxable Value (NRS 375.010, Section 4)	\$
Real Property Transfer Tax Due	\$ 5.85

If exempt, state reason. NRS 375.090, Section 4. Explain: _____

Escrow Holder only: Check if Real Property Transfer Tax is to be deferred under NRS 375.030, Section 3.

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) _____

Johanna K. Kobli

Name (Please Print)

Address _____

CVB-1026

Escrow Number

City _____ State _____ Zip _____

Cattlemen's Title Guarantee

Firm Name

P.O. Box 4100

Address

City _____ State _____ Zip _____

Scottsdale, Arizona 85261

• Tax paid for the above transfer per NRS 375.030 Sec. 3 on _____