

Contract for Deed

(Installment Land Contract)

THIS AGREEMENT FOR DEED made this 15th day of September 1994 by and between: James Dotson and Lorraine Dotson, husband and wife,

having its principal place of business at P.O. Box 96, Eureka, Nevada

Robert Williams

residing at P.O. Box 291, Eureka, Nevada (hereinafter called "Purchaser")

WITNESSETH:

1. Description.

That if Purchaser shall first make the payments and perform the covenants herein on their part to be performed, the Vendor hereby covenants and agrees to convey to the Purchaser or their heirs, personal representatives, or assigns, and Purchasers agree to buy, the following described property in fee simple, free and clear of all incumbrance, except as stated herein, which property is located in Eureka County, State of Nevada, and described as follows:

APN 01-121-1, 1972 Fleetwood Model MH, Serial No. 4117RS13151, 14X64 2, All of Lots 1, 2, 3, & E. 44.9154, Block 42 of the Town of Eureka, as designated on the 1937 Town Survey.

2. Price.

The total purchase price of the above-described property shall be the sum of Twenty-four Thousand Dollars (\$24,000.00), payable at the times and in the manner following: (a) Purchaser is hereby given credit in the amount of Six Thousand Dollars for down payment heretofore made by Purchaser to Vendor, receipt of which is hereby acknowledged by Vendor; (b) The balance of the purchase price, being the sum of Eighteen Thousand Dollars (\$18,000.00), to bear interest at the rate of Nine Percent (9%) per annum, shall be paid at the rate of Three Hundred Seventy Three Dollars and Sixty-Six Cents (\$373.66) beginning on 15th day of October 1994 and on the 15th day of each and every calendar month thereafter until sum is paid in full;

(c) Said payment shall be paid directly to James Or Lorraine Dotson at the above-stated address;

3. Delivery of Deed.

(a) When Purchaser has completed making all payments and performs the covenants herein on their part to be performed, the Vendor shall forthwith deliver to Purchaser good and sufficient marketable title, free and clear of all incumbrance, except as stated herein, by general warranty deed of conveyance to the Purchaser. (b) Required documentary transfer stamps shall be placed on the deed by Purchaser.

4. Possession.

The Purchaser shall be permitted to go into possession of the property covered by this Agreement on the date of its execution, and shall assume all liability for insurance, taxes, and maintenance from and after that date. The Purchaser agrees to maintain the exterior and interior of all buildings in good condition, and to maintain fire and extended coverage insurance on the buildings in an amount of not less than the balance due Vendor under this Agreement or the maximum insurable value of the property, whichever is less, and to name the Vendor as loss payee.

5. Default.

The time of payment shall be of the essence, and in the event of any default in payment of any part of the purchase money as and when it becomes due or in the performance of any other obligations assumed by the Purchaser, and in the event that the default shall continue for a period of ten days (10) days, then the Vendor may declare the whole of the balance due under this Agreement as immediately due and payable and collectible, or the Vendor may rescind this Agreement, retaining the cash consideration paid up to the time of the default as liquidated damages, and this Agreement then shall become null and void. In either event, Vendor shall notify Purchaser of its election by giving Purchaser ten (10) days' written notice by certified or registered U.S. mail to the Purchaser at the address of the above-described property. In the event that it is necessary for the Vendor to enforce this Agreement by foreclosure proceedings or otherwise, all costs of those proceedings, including a reasonable attorney's fee, shall be paid by the Purchaser.

6. Benefit and liability.

The obligations and benefits under this Contract shall extend to the heirs, personal representatives, successors, and assigns of the respective parties to it.

7. Forbearance.

No waiver of any provision shall constitute waiver of such provision or of any other provision then or thereafter, unless reduced to writing and expressly made a modification of the provision.

8. Other Agreements. (Attach rider setting forth any restrictions on use that are to be included in the eventual deed)

9. Entire agreement.

This Contract constitutes the entire agreement of the parties. No representations, oral or implied, have been made to Purchaser to induce them to enter into this Agreement other than those expressly provided herein.

Land and Mobile Home to be purchased as is.

IN WITNESS WHEREOF, we have hereunto set our hands the day first above written

Signature of Purchaser: Robert E. Williams
Signature of Vendor: James B. Dotson
Signature of Purchaser: Lorraine Dotson
Signature of Vendor: Lorraine Dotson

STATE OF NEVADA

COUNTY OF Eureka

On this 19th day of February, 1994

Dotson, James E. Dotson

to the above instrument who acknowledged to me that they executed the instrument.

personally known to me to be the person whose names are subscribed

GLADY GOICOECHEA
Notary Public - State of Nevada
Appointment Recorded in Eureka County
MY APPOINTMENT EXPIRES OCT. 28, 1998



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161543

BOOK 293 PAGE 586
RECORDED AT THE REQUEST OF
Don Williams
96 FEB 13 PM 2:54
EUREKA COUNTY NEVADA
M.N. REBALEATI, RECORDER
FILE NO. FEES \$.00

DECLARATION OF VALUE
Cesar County, Nevada

Recording Date 2/13/96 Book 293 Page 586 Instrument # 161543

Full Value of Property Interest Conveyed \$
Less Assumed Liens & Encumbrances \$
Taxable Value (NRS 375.010, Section 4) \$24,000.00
Real Property Transfer Tax Due \$31.20

If exempt, state reason. NRS 375.090, Section 3. Explain:

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

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

Robert Williams
Signature of Declarant
Robert F. Williams
Name (Please Print)
P.O. Box 291
Address
Nevada 89316
State
City

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)
Escrow Number
Firm Name
Address
City
State
Zip

• Tax paid for the above transfer per NRS 375.030 Sec. 3 on 2/13/96