

AGREEMENT

THIS AGREEMENT made and entered into this 26 day of August, 1997 by and between AARON and ETHEL BUFFINGTON, husband and wife of Eureka, Nevada, SELLERS, and Lennie Hrnknecht and Debby Hrnknecht, buyers.

W I T N E S S E T H :

THAT the SELLERS in consideration of the sum of TEN (\$10.00)

DOLLARS and other further consideration to them in hand paid by the BUYERS, the receipt whereof is hereby acknowledged, do hereby covenant and agree with the BUYERS as follows, to-wit:

IT IS AGREED AND UNDERSTOOD that SELLERS will sell to BUYERS, the following described land situated in Diamond Valley, Eureka County, Nevada, and located

in Section 18, T.21 N., R.53 E., M.D.M. and which is 3.389 acres of lot 4A, parcel 2, as the same is described on the records of Eureka County, Nevada.

THAT the purchase price for the demised land will be the sum of (\$15,000.00)

DOLLARS, bearing interest on any unpaid balance of the purchase price at the rate of ten

(10%) percent per annum.

A down payment of FIFTEEN HUNDRED (\$1,500.00) DOLLARS.

That after said down payment of FIFTEEN HUNDRED (\$1,500.00)

DOLLARS has been fully paid to SELLERS from BUYERS, then and in that event,

the BUYERS will pay to SELLERS a monthly payment of 128

and 40 cents DOLLARS, commencing with the first monthly payment

on SEPTEMBER 1, 1997 and to continue on the 1st day of each and every

calendar month thereafter until the full purchase price of FIFTEEN THOUSAND (\$15,000) DOLLARS, plus interest at the rate of Ten (10%) PERCENT per annum

has been fully paid.

IT IS AGREED AND UNDERSTOOD that when the full purchase price, plus

interest as aforesaid has been fully paid by BUYERS TO SELLERS, then and in that

event the SELLERS will deliver to BUYERS a good and legal deed conveying title from

SELLERS to BUYERS.

IT IS AGREED that in event any monthly payment not paid on the 1st day of any

calendar month during the term of the agreement will cost BUYERS a (\$10.00)

DOLLAR

late penalty.

The BUYERS agree to hold SELLERS harmless against any liability of any kind

whatsoever during the term of this agreement.

IT IS AGREED AND UNDERSTOOD that in the event of a default of monthly

payment by BUYERS to SELLERS, then in that event, the SELLERS shall have the right

to notify BUYERS, in writing, mailed to their Post Office address at Eureka, Nevada,

setting forth the complaint of nonpayment on this agreement and if said payment is not

fully paid fifteen days after the deposit of such notice as aforesaid in the Post Office at

Eureka, Nevada, then the SELLERS shall have the right to declare this Agreement null

and void and of no further consequence, and the SELLERS shall have the right to

peaceably take possession of the demised land, without any legal proceedings

whatsoever,

and all sums of money heretofore paid to SELLERS by BUYERS shall remain the

property

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of SELLERS as rent and liquidated damages.

THAT the BUYERS shall pay all property taxes that become due during the term

of this agreement.

THIS AGREEMENT shall be binding upon the heirs, administrators and assigns

of the parties hereto.

IN WITNESS WHEREOF, the parties have hereunto set their hands the day year

first above in this agreement write.

*Aaron Buffington*  
AARON BUFFINGTON, Seller

*John R. Buffington*  
ETHEL BUFFINGTON, Seller

*Lonnie Armknecht*  
Lonnie Armknecht, Buyer

*Debbie Armknecht*  
Debbie Armknecht, Buyer

ACKNOWLEDGMENT

STATE OF NEVADA )

County of Eureka )

On this 26<sup>th</sup> day of August, 1997, before me, the undersigned,

a Notary Public in and for the County of Eureka, State of Nevada, duly commissioned,

and sworn, personally appeared AARON BUFFINGTON, ETHEL BUFFINGTON,

Konnie Armknecht and Debbie Armknecht, know to me

to be the persons whose names are subscribed to the within instrument, and who

acknowledged to me that they executed the same freely and voluntarily and for the uses

and purposes therein mentioned.

*Debbie Armknecht*

NOTARY PUBLIC  
GLADY GOICOECHEA  
Notary Public, State of Nevada  
Appointment recorded in Eureka County  
MY APPOINTMENT EXPIRES OCT. 28, 1998

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OFFICIAL RECORDS  
RECORDED AT THE REQUEST OF  
*Aaron Buffington*  
97 OCT 13 AM 10:04

EUREKA COUNTY NEVADA  
M.N. REBALZATI, RECORDER  
FILE NO. FEES/0.06

168733

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