

DOC # 0208188

03/08/2007

04:15 PM

Official Record

Recording requested By
ANN ATHERLEY

Eureka County - NV
Mike Rebaleati - Recorder

Fee: \$43.00

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RPTT:

Recorded By: FES

Book- 0453 Page- 0198

APN# 005 - 090 - 27

Recording Requested by:

Name Ann Atherley

Address 913 S Kirkman Rd

City/State/Zip Orlando, FL 32811



Notice
(Title of Document)

This page added to provide additional information required by NRS 111.312 Sections 1-2.
(Additional recording fee applies)

This cover page must be typed or printed.

Feb 20, 2007

I Judith C. Mayer Lynn am selling Rhollonaan Gifford and Ann Atherley one 80 acre parcel of land with legal description T31N R49E Section 27 W 1/2 NE 1/4 Eureka County state of Nevada. On a "CONTRACT FOR Deed" which is a legal and binding contract. This "contract FOR Deed" is dated

August 7 2006 Ann Atherley and Rhollonaan Gifford have received copies of this "contract FOR Deed"

I send a payment book showing which dated Ann Atherley has made her payment. This book shows how much interest Ann has paid that

month out of her \$400.00 payment I initial this book every month

If this statement does not satisfied her public accountant then Ann + Rhollonaan need to fly out here with their public accountant so we may all make a new "contract for deed"

Judith C Mayer Lynn

February 20, 2007
GRACE POWRIE
Notary Public - State of Nevada
Appointment Recorded in Lander County
No: 99-2531-10 - Expires March 14, 2007

Grace Powrie
State of Nevada
County of Lander

CONTRACT FOR DEED

Installment Land Contract

THIS AGREEMENT FOR DEED made this 7 day of August, 2006, by and between:

Judith C Mayer Lynn (herein called "Vendor") having its principal place of business at 1010 Skyline Battle Mtn NU 89820 and Rhovan Gifford and Ann Atherley residing at 3760 Praise Fox Lane #4 Orlando, FL 32812 hereinafter called "Purchaser",
Rhovan Gifford

WITNESSETH:

1. Description.

That if Purchaser shall first make the payments and perform the covenants herein on their part to be performed, the Vender 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 005-090-27 T 31N, R49E section 27 w 1/2 NE 1/4

2. Price.

The total purchase price of the above-described property shall be the sum of Thirty Two thousand dollars and no cents Dollars (\$ 32,000.00) payable at the times and in the manner following:

(a) Purchaser is hereby given credit in the amount of Four hundred dollars and no cents Dollars (\$ 400.00) for down payment heretofore made by Purchaser to Vender, receipt of which is hereby acknowledged by Vender.

(b) The balance of the purchase price, being the sum of Thirty-one thousand six hundred dollars and no cents Dollars (\$ 31,600.00), to bear interest at the rate of nine Percent (9 %) per annum, shall be paid at the rate of four hundred dollars and no cents per month, (\$ 400.00) beginning on September, 2006, and on the 07 day of each and every calendar month thereafter until sum is paid in full.

(c) Said payment shall be paid directly to Judith C Mayer Lynn at the above-stated address;

(d) Each of the payments shall be credited first to interest and the balance to principal.

(e) Prepayment by Purchaser shall be permitted at any time and from time to time without penalty.

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 in this Agreement, and in the event that the default shall continue for a period of 60 days

(60) 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.

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

without prejudice, Dec 12 2007

Signature of Purchaser

Rhovan Gifford

Print name here

Judith C Mayer Lynn

Signature of Vendor

without prejudice, Dec 12 2007

Signature of Purchaser

X Rhovan Gifford

Print name here

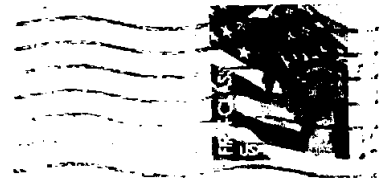


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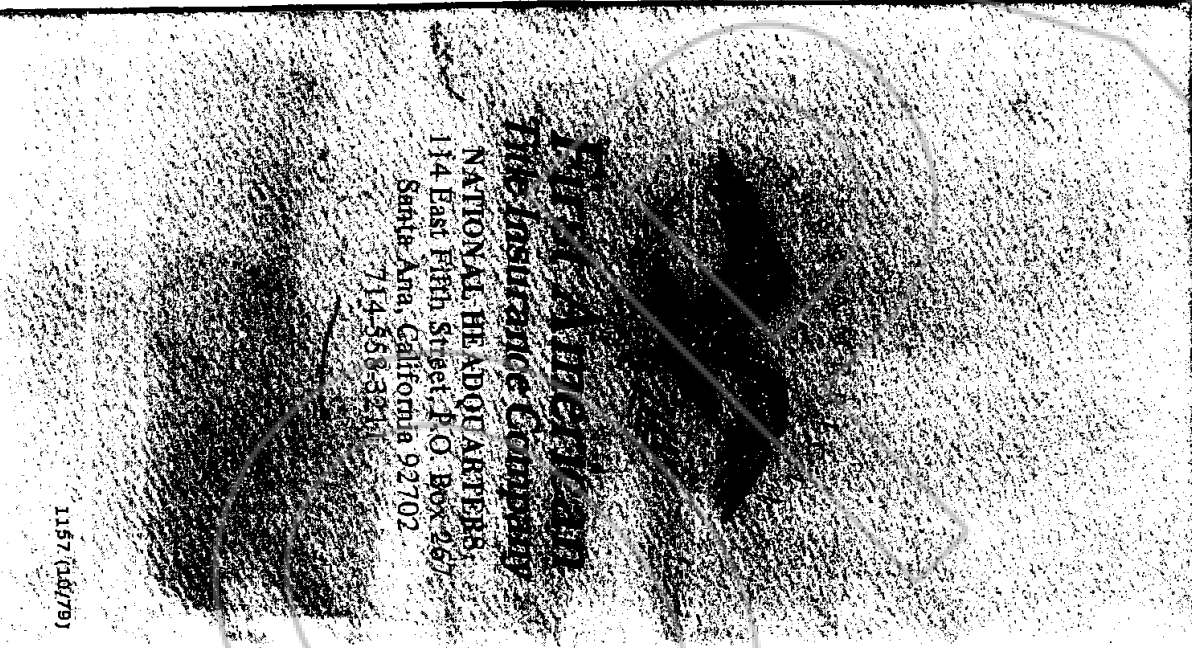
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Judith Cmaver-Lyn
1010 Skyline Blvd.
Battle Mtn, NV 89820



Ann Atterley
9135 Kirkman Rd #248
Orlando FL 32811



1157 (10/79)



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PLEASE DETACH BEFORE DEPOSITING AND RETAIN FOR YOUR RECORDS

2631



FAIRWINDS
CREDIT UNION

3087 North Alafaya Trail Orlando FL 32826

MONEY ORDER

VOID AFTER 90 DAYS

22-1676
960

24004407

Date: July 31, 2006

my A/c 1st payment from Ann Atchley's A/c

Four Hundred and 00/100*****

\$*****400.00

TO THE
ORDER
OF

Judith C. Mayer Lynn
1010 Skyline Battle Mtn, NV 89820

NON-NEGOTIABLE

Authorized Signature

PAYABLE THROUGH US Bank, St. Paul, MN

MEMBER COPY

PLEASE DETACH BEFORE DEPOSITING AND RETAIN FOR YOUR RECORDS

2631



FAIRWINDS
CREDIT UNION

3087 North Alafaya Trail Orlando FL 32826

MONEY ORDER

VOID AFTER 90 DAYS

22-1676
960

24009105

Date: August 28, 2006

FOR LAND (80 Acres) 2nd payment from Ann Atchley's A/c

Four Hundred and 00/100*****

\$*****400.00

TO THE
ORDER
OF

Judith C. Mayer Lynn
1010 Skyline
Battle Mtn, NV
89820

NON-NEGOTIABLE

Authorized Signature

PAYABLE THROUGH US Bank, St. Paul, MN

MEMBER COPY

PLEASE DETACH BEFORE DEPOSITING AND RETAIN FOR YOUR RECORDS

2631



FAIRWINDS
CREDIT UNION

3087 North Alafaya Trail Orlando FL 32826

MONEY ORDER

VOID AFTER 90 DAYS

22-1676
960

24015032

Date: 10/02/2006

land

Four Hundred and 00/100*****

\$*****400.00

TO THE
ORDER
OF

Judith Mayer Lynn
1010 Skyline Blvd
Battle Mtn, NV 89820

NON-NEGOTIABLE

Authorized Signature

PAYABLE THROUGH US Bk



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2631



FAIRWINDS
CREDIT UNION
3087 North Alafaya Trail Orlando FL 32826

MONEY ORDER

VOID AFTER 90 DAYS

22-1676
960

24023908

Date: 11/28/2006

Four Hundred and 00/100*****

\$*****400.00

TO THE
ORDER
OF

Judith Mayer Lynn
1010 Skyline Blvd
Battle Mtn, NV 89820

PAYABLE THROUGH US Bank, St. Paul, MN

NON-NEGOTIABLE

Authorized Signature

MEMBER COPY

2631



FAIRWINDS
CREDIT UNION
3087 North Alafaya Trail Orlando FL 32826

MONEY ORDER

VOID AFTER 90 DAYS

22-1676
960

24028759

Date: 12/27/2006

Four Hundred and 00/100*****

\$*****400.00

TO THE
ORDER
OF

Judith Mayer Lynn

PAYABLE THROUGH US Bank, St. Paul, MN

NON-NEGOTIABLE

Authorized Signature

MEMBER COPY

2631



FAIRWINDS
CREDIT UNION
3087 North Alafaya Trail Orlando FL 32826

MONEY ORDER

VOID AFTER 90 DAYS

22-1676
960

24033885

Date: 01/29/2007

Four Hundred and 00/100*****

\$*****400.00

TO THE
ORDER
OF

Judith Lynn Mayer

PAYABLE THROUGH



0208188

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NON-NEGOTIABLE

Authorized Signature