

DOC # 0213261

04/30/2009

01:20 PM

Official Record

Recording requested By
REESE INVESTMENT PROPERTIES INC

Eureka County - NV

Mike Rebaleati - Recorder

Fee: \$17.00

Page 1 of 4

RPTT: \$15.60

Recorded By: FES

Book- 0487 Page- 0024



0213261

APN:003-302-35

Recording requested by:

Jeffery A. Reese

Reese Investment Properties Inc

4623 East Colley Rd.

Beloit WI. 53511

jeff@nevadainvestmentland.com

**and when recorded, please return
this document to:**

Jeffery A. Reese

Reese Investment Properties Inc

4623 East Colley Rd.

Beloit WI. 53511

Above reserved for official use only

Purchase Agreement Real Estate

"State of Nevada"

THIS AGREEMENT made by and between Jeffery A. Reese (hereinafter called "Grantor") and Charles Hewitt, (hereinafter called "Grantee"). The masculine singular pronoun shall be used throughout this Agreement, regardless of the sex or number of parties.

PROPERTY: Grantor, in consideration of the payment of an option fee under this Agreement, and monthly payments paid and faithful performance of Grantee under this Agreement entered into between the parties on this date, 1/3/2008, hereby grants to sell the Land/Property below at the termination of the Agreement entered into this date for the terms and subject to the covenants and conditions hereinafter set forth, the following described property:

EL CORTEZ RANCH UNIT #1, BLOCK 302, LOT 49 TOWNSHIP 29 NORTH, RANGE 48 EAST. A PORTION OF SECTION 29, NW 1/4 Eureka County, Nevada APN: 003-302-35

Deposit : Grantee agrees to pay a \$695.00 deposit, as consideration for the Grantor to sell the parcel to the Grantee the above Property/Land. (\$695.00 option fee/payment was paid via Paypal on 1/5/2009)

Purchase Price: The base price of the Property shall be \$3,695.00

Price & terms: Sales price of the land/property is to be \$3,695.00 the deposit/first payment of \$695.00 was paid on 1/5/2009. The term of this Agreement shall be 30 months beginning with the first payment due on the 1st day of February, 2009 and ending with the final payment on the 1st day of July, 2011.



Payments as follows: \$100.00 due 2/1/2009 and then \$100.00 per month for 29 consecutive months.

No interest during the entire contract.

NOTE: MONTHLY PAYMENTS VIA PAYPAL ARE ACCEPTED HOWEVER PAYPAL CHARGES A 4% FEE, SO IF PAYING VIA PAYPAL THE PAYMENT MUST BE \$104.00 TO COVER THE PAYPAL FEES.

Late fees: Optionor has provided a 10 day grace period for the monthly payments. If the monthly payment is paid after the grace period the Optionee agrees to pay a \$20.00 late fee, the late fee continues to accrue at \$5.00 per day until the full monthly payment and ALL late fees are paid in full. If the monthly payment is more than 30 days past due the contract becomes null and void and the optionee will forfeit the option fee & all payments made up to the time the note became delinquent.


TERMS OF THE PURCHASE: Provided the Grantee has fully paid all the sums due under the Agreement, the seller will deed 100% ownership of the above mentioned property to the Grantee. Grantor will pay the transfer tax and recording fee. There are no other costs other than the purchase price of the property.

There is no prepayment penalty or restrictions for an early payoff.

BINDING EFFECT: The agreements contained herein shall be binding upon inure to the benefit of heirs, executors, administrators, successors and assigns of the respective parties.

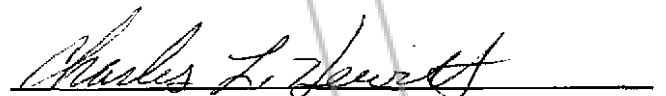


IN WITNESS WHEREOF, Grantor and Grantee have executed this agreement:



Grantor

Jeffery A. Reese
Reese Investment Properties Inc.
4623 East Colley Rd.
Beloit Wisconsin 53511
(608)-363-0085
Email: Wisconsinreese@yahoo.com



Grantee

Charles Hewitt
2140 2nd Ave.
Clarkston, WA. 99403
hewittmcmanus@msn.com

STATE OF WISCONSIN)
COUNTY OF WASHBURN)

On the 3rd Day of March, 2009, personally appeared Jeffery A. Reese, the signer of the within instrument, who duly acknowledged to me the he executed the same.

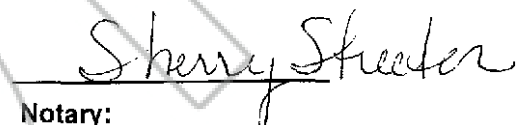


Notary: Grace S. Hall

My Comm Exp: 11/2011

STATE OF WASHINGTON IDAHO)
COUNTY OF ASOTIN Nez Perce)

On the 11th Day of March, 2009, personally appeared Charles Hewitt, the signer of the within instrument, who duly acknowledged to me the he executed the same



Notary:

My Comm Exp: 8-21-12



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STATE OF NEVADA
DECLARATION OF VALUE FORMRecording requested By
REESE INVESTMENT PROPERTIES INC

Eureka County - NV

Mike Rebaleati - Recorder

Page 1 of 1 Fee: \$17.00
Recorded By: FES RPTT: \$15.60
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1. Assessor Parcel Number(s)

a. 003-302-35
b.
c.
d.

2. Type of Property:

a. ☒ Vacant Land b. ☐ Single Fam. Res.
c. ☐ Condo/Twnhse d. ☐ 2-4 Plex
e. ☐ Apt. Bldg f. ☐ Comm'l/Ind'l
g. ☐ Agricultural h. ☐ Mobile Home
Other

FOR RECORDER'S OPTIONAL USE ONLY

Book: Page:

Date of Recording:

Notes:

3. a. Total Value/Sales Price of Property

\$ 3,695.00

b. Deed in Lieu of Foreclosure Only (value of property)

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c. Transfer Tax Value:

\$ 3,695.00

d. Real Property Transfer Tax Due

\$ 15.60

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section

b. Explain Reason for Exemption:

5. Partial Interest: Percentage being transferred: %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature

Capacity Grantor

Signature

Capacity

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

Print Name: Reese Investment Properties Inc.

Address: 4623 East Colley Rd

City: Beloit

State: Wisconsin Zip: 53511

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: Charles Hewitt

Address: 2140 2nd Ave.

City: Clarkston

State: WA Zip: 99403

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name:

Escrow #:

Address:

City:

State:

Zip:

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED