

BUYER'S ADDRESS:

Daniel & Carrie Norris

P.O. Box 586
Eureka, Nevada 89316

001-081-10

1044959-01

DOC# 219489

02/02/2012

01:31PM

Official Record

Requested By
STEWART TITLE ELKO

Eureka County - NV

Mike Rebaleati - Recorder

Page: 1 of 3

Fee: \$41.00

Recorded By FS

RPTT: \$577.20

Book- 0528 Page- 0008



CONTRACT OF SALE

0219489

Parties Daniel and Carrie Norris referred to as (Buyer), and Ilene K. Hooper, the "Member" of IKH INVESTMENTS, a Utah Limited Liability Company referred to as (Seller), which terms may be singular or plural and include the heirs, successors, personal representatives and assigns of Seller and Buyer, hereby agree that Seller will sell and Buyer will buy the following property, as is, and is described as follows: All that tract of land lying and being in and being known as:

Lots 3, 4 and 5, Block 100 of the TOWNSITE
OF EUREKA, County of Eureka, State of Nevada.

EXCEPTING from Lot 3, the North 48.75 feet,
as conveyed to Donald D. Eldridge and Lois E.
Eldridge, husband and wife, in Deed recorded
July 24, 1987, in Book 160, Page 451, Official
Records, Eureka County, Nevada. *W*

FURTHER EXCEPTING THEREFROM all
uranium, thorium, and any other material which
is or may be determined to be peculiarly essential
to the production of fissionable materials,
reserved by the United States of America, in
Patent recorded December 19, 1947, in Book 23,
Page 226, Deed Records, Eureka County, Nevada.

Records together with all buildings, light fixtures, all electrical, mechanical, plumbing, air conditioning, and any other systems or fixtures as are attached thereto; all plants, trees, and shrubbery now a part thereof, together with all the improvements thereon, and all appurtenances thereto, all being hereinafter collectively referred to as the "Property". The full legal description of said Property is the same as is recorded with the Clerk of the Superior Court of the County in which the Property is located and is made a part of this Agreement by reference.

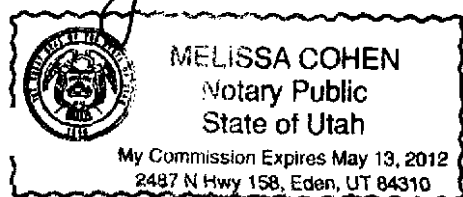
Seller will sell and Buyer will buy upon the following terms and conditions, as completed or marked. On any conflict of terms or conditions, that which is added will supersede that which is printed or marked.

1. TOTAL PURCHASE PRICE to be paid by Buyer is \$148,000 (One hundred forty eight thousand dollars)
2. FINANCING
 - A. SELLER FINANCING: This agreement represents a promissory note delivered by Buyer to Seller dated the date of closing January 1st, 2012, bearing an annual interest rate of 3.75% and payable at \$1480.91 per month for 120 months.
 - B. LOAN SUMMARY: Loan amount - \$148,000 at interest of 3.75% at a loan term of 10 years with start date of January 1st, 2012. Monthly principle and interest of \$1,480.91, Total of 120 payments of \$177,708.77. Total interest paid of \$29,708.77. Pay-off date of Dec, 2021. This agreement is NOT assignable without the consent of Seller. There is no pre-payment penalty for early repayment of the loan by the buyer.
3. TITLE INSURANCE (WARRANTY DEED): Within ten (10) days of this Agreement Seller will deliver to Buyer or closing attorney: Title insurance commitment for and an owner's policy in the amount of the purchase price. Any expense of curing title, including but not limited to legal fees, discharge of liens and recording fees will be paid by Seller.
4. PROPERTY CONDITION: Seller agrees to deliver the Property in its PRESENT AS-IS CONDITION except as otherwise set forth herein. Seller does hereby certify and represent that Seller has the authority and capacity to convey the Property with all improvements. Seller further certifies and represents that Seller knows of no latent defects to the Property and knows of no facts materially affecting the value of the Property except the following. Buyer has inspected the Property and accepts the Property in it's PRESENT AS-IS CONDITON, except as otherwise specified herein.
5. DEFAULT: Should Buyer elect not to fulfill Buyer's obligation under this Agreement, all monies previously paid by the buyer, will be retained by the Seller as liquidated damages and for settlement of any claim, whereupon Buyer and Seller will be relieved of all obligations under this Agreement.
6. ENTIRE AGREEMENT: There are no other agreements, promises or understandings between these parties, except as specifically set forth herein. This legal and binding Agreement will be construed under Law and if not understood, parties should seek competent legal advise.

IN WITNESS WHEREOF, Seller affixes her hand and seals this 26th day of January, 2012.

Ilene K. Hooper
Seller

Melissa Cohen 1-26-12
NOTARY PUBLIC



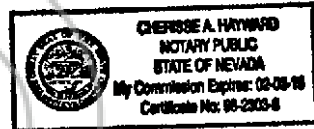
IN WITNESS WHEREOF, Buyers affix their hands and seal this 30th day of January 2012.

[Signature]
Buyer

[Signature]
Buyer

[Signature]

1-30-12



STATE OF NEVADA
DECLARATION OF VALUE

DOC# DV-219489

02/02/2012

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FOR Eureka County - NV
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Page: 1 of 1

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Notes:

1. Assessor Parcel Number(s):

- a) Per. 2 SE 4 of Sec. 14; T19N.
b) R 33 E, Assessor's block num. 081
c) Assessor's parcel number 10, sub 4 and 5
d) _____

2. Type of Property:

- a) _____ Vacant Land b) ☒ Single Family Res.
c) _____ Condo/Townhouse d) _____ 2-4 Plex
e) _____ Apartment Bldg. f) _____ Comm'l/Ind'l
g) _____ Agricultural h) _____ Mobile Home
i) Other: _____

3. Total Value/Sales Price of Property

\$ 148,000

Deed in Lieu of Foreclosure Only (Value of Property)

\$ 148,000

Transfer Tax Value

\$ 148,000.

Real Property Transfer Tax Due:

\$ 577.20

4. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090, Section: _____

b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 100 %

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 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 375.010, the Buyer and Seller shall be jointly and severally liable for any additional amount owed

Signature: Steven Bander Ilene K Hooper Capacity: _____

Signature: Daniel Bander Capacity: _____

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(required)
Print Name: Steven Bander Ilene K Hooper
Address: P.O. Box 118, 3954 N. 3775 E.
City/State/Zip: Eden, UT 84310

(required)
Print Name: Daniel and/or Carrie Norris
Address: P.O. Box 586, 660 Ryland St
City/State/Zip: Eureka, NV 89316

COMPANY/PERSON REQUESTING RECORDING (required if not the Seller or Buyer)

Company Name: STEWART TITLE OF NORTHEASTERN NEVADA

Escrow No.: _____

Address: _____

City/State/Zip: _____

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)