

DOC # 0223746

02/01/2013 10 01 AM

Official Record

Recording requested By
ROBERT W & TAMARA CHRISTENSEN

Eureka County - NV

Mike Rebaleati - Recorder

Fee: \$18.00

Page 1 of 5

RPTT: \$195.00

Recorded By: FES

Book- 547 Page- 0103

APN# 007-323-10

Recording Requested by:

Name: Tamara Christensen

Address: PO Box 559

City/State/Zip: Eureka, NV 89506

Mail Tax Statements to:

Name: _____

Address: _____

City/State/Zip: _____



0223746

Please complete Affirmation Statement below:

I the undersigned hereby affirm that this document submitted for recording contains the social security number of a person or persons as required by law:

Signature (Print name under signature)

Tamara A. Christensen

Title

Purchase and Sale Agreement.
(Insert Title of Document Above)

Only use the following section if one item applies to your document

This document is being re-recorded to _____

-OR-

This document is being recorded to correct document # _____, and is correcting _____

If legal description is a metes & bounds description, furnish the following information:

Legal description obtained from _____ (Document Title), Book _____
Page _____ Document # _____ recorded _____ (date) in the
Eureka County Recorder's Office.

-OR-

If Surveyor, please provide name and address:

This page added to provide additional information required by NRS 111.312 Sections 1-4.
(Additional recording fee applies)

Purchase and Sale Agreement

This agreement is made this *23rd day of January, 2013*, between the sellers, *Albert Lee and Joy Delle Snowden* and the Buyers, *Robert W. and Tamara Allyson Christensen* and or assignees. Seller(s) agrees to sell and buyer(s) agrees to buy the following described real property together with all improvements and fixtures and the personal property described below:

Street Address: *579 El Cajon Street, Eureka, Nevada, 89316*

Legal description: *Parcel B, Lot 2 of Parcel F of the E ½ S 17, T. 20N., R53 E.M.D.B.M. as shown on the certain parcel map. Parcel Number 007-393-10, District 5.0, Roll Number 004116, Book 0427, Page 0325 and File Number 3211847, 1.360 gross acreage and 1.237 net acreage, Eureka, Eureka County, State of Nevada:*

Real property included: *1965 10 X 55 foot Star. Serial Number CS951.*

Earnest Money Deposit	\$ <u>N/A</u>
Cash To Seller At Closing	\$ <u>10,000.00</u>
Existing Loans & Liens	\$ <u>N/A</u>
New Loan To Seller At Closing	\$ <u>N/A</u>
Purchase Price	\$ <u>50,000.00</u>

The purchase price to be paid as follows:

1. EARNEST MONEY to be deposited with licensed title company or attorney within 48 hours of acceptance by seller. The buyer will take title subject to the following loans on terms agreeable to the buyer:

A. Loan to: *Robert W. and Tamara Allyson Christensen* Balance: \$ *40,000.00*
Interest rate: *10* %, Monthly Payment: \$ *733.32* Loan Number: *N/A*
Date of Down payment made on: *January 23, 2013*, in the amount of *\$10,000.00*.



Other liens: There are no liens on the above described property to date.

Any overstatement in the above loan and lien amounts will be added to note to seller. Any understatement will be deducted from balance due at close.

2. THE BALANCE DUE SELLER in the amount of \$ 40,000.00 shall be paid as follows: On the first of each month a payment of \$733.32 shall be paid to Sellers, Albert Lee and Joy Delle Snowden for 60 months(5 years) until balance has been paid. Late charges as follows: A late fee will be charged at \$25.00 a day for the first 30 day grace period from the payment due date of each month. If monthly the payment defaults after 30 days or more, a late fee of \$50.00 a day will be charged to the buyers in a addition to the monthly installment payment. Sellers shall be held harmless and not responsible for any repairs or damages to either the property mentioned above or to the mobile home as described. Buyers will agree to insure the property and the mobile home until balance has been satisfied on or around January 23, 2018.

3. PRORATIONS, IMPOUNDS & SECURITY DEPOSITS: Loan interest, property taxes, insurance, and rents shall be prorated as of the date of closing. All security deposits shall be transferred to buyer at closing. All impound accounts for taxes and insurance are included in the purchase price and shall be transferred to buyer at closing. Any shortage in these accounts shall be charged to seller at closing.

4. CONDITION OF HOUSE AND APPLIANCES: Seller warrants that the house and all mechanical systems and appliances will be in good working order at closing. Buyer will have access to property for inspection and the cost of any needed repairs will be paid by seller at closing. Appliances and other personal property will be transferred by bill of sale free of encumbrances at closing.

5. CLOSING DATE AND TRANSFER OF TITLE: This transaction shall close on or before January 23, 2013. Closing will be held at Red Lodge Paralegal Services, Eureka, NV 89316 and Albert Lee and Joy Delle Snowden. Seller(s) agree to transfer marketable title free and clear of all encumbrances except those listed and pay any required state taxes or stamps required to record deed and mortgage.

6. DAMAGE TO PROPERTY: Seller(s) shall maintain property in its current condition and keep it insured against all loss until closing in the event of destruction covered by insurance, buyer may elect to close and collect the insurance proceeds. Buyer(s) agree to maintain the property in its current condition and keep it insured until full balance has been paid.

7. DEFAULTS: If buyer defaults under this contract, any and all monies deposited by buyer(s) shall be retained by seller as full liquidated damages and/or if buyers default, sellers may pursue all remedies allowed by law and buyers agree to be responsible for all costs incurred by sellers as a result of buyers default of this sales purchase agreement. If seller defaults, buyer may pursue all remedies allowed by law and seller agrees to be responsible for all costs incurred by buyer as a result of sellers default.

8. SUCCESSORS AND ASSIGNEES: The terms and conditions of this contract shall bind all successors, heirs, administrators, trustees, executors and assignees of the respective parties.

9. ACCESS ADVERTISING AND REPAIRS MADE BY BUYERS: Sellers agree that buyers may advertise property and have access during reasonable hours to show property to others, if buyer(s) decide to sell property before this contract has been satisfied. If sold to another party by the present Buyer(s) before this contract has been satisfied and balance has been paid by the present Buyer(s), present Buyer(s) will pay the balance of sale of property before new buyer(s) can take possession of the above described property. If the property is vacant and in need of repairs, buyers at their expense may make repairs and improvements, and any improvements made shall become the property of the seller should the buyer default.

10. ADDITIONAL TERMS AND CONDITIONS:

Buyers will deposit their monthly installment payments in an account set-up at the Nevada State Bank, Eureka Nevada. Sellers will advise Buyers of the deposit account at time of closing. This account will serve as needed unless otherwise specified by Sellers.

The undersigned have read the above information, understand it and verify that it is correct.

DATED ON JANUARY 23, 2013.

SELLER SIGNATURE: Albert L. Snowden

SELLER SIGNATURE: Jay Belle Snowden

BUYER SIGNATURE: John W. Clinton

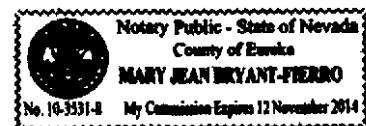
SOCIAL SECURITY NO.: [REDACTED]

BUYER SIGNATURE: ACM

SOCIAL SECURITY NO.: [REDACTED]

SUBSCRIBED and SWORN to before me this 23rd day
of January, 2013.

Mary Jean Bryant-Fierro
NOTARY PUBLIC



DECLARATION OF VALUE

1. Assessor Parcel Number (s)

- a) 007-393-10
b) _____
c) _____
d) _____

2. Type of Property:

- | | | | |
|-----------------------------|--------------|--|-----------------|
| a) <input type="checkbox"/> | Vacant Land | b) <input type="checkbox"/> | Single Fam Res. |
| c) <input type="checkbox"/> | Condo/Twnhse | d) <input type="checkbox"/> | 2-4 Plex |
| e) <input type="checkbox"/> | Apt. Bldg. | f) <input type="checkbox"/> | Comm'l/Ind'l |
| g) <input type="checkbox"/> | Agricultural | h) <input checked="" type="checkbox"/> | Mobile Home |
| i) <input type="checkbox"/> | Other | | |

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$ 50,000.00
Transfer Tax Value: \$ _____
Real Property Transfer Tax Due: \$ \$195.00

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 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 [Signature] Capacity Buyer
Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Albert Snowden
Address: P.O. Box 316
City: Eureka
State: NV Zip: 89314

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Robert W & Tamara A Christensen
Address: P.O. Box 559
City: Eureka
State: NV Zip: 89314

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: _____ Escrow # _____
Address: _____
City: _____ State: _____ Zip: _____

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)

FOR RECC

Document/
Book:
Date of Re
Notes:

DOC # DV-223746

02/01/2013

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