

EUREKA COUNTY, NV

Rec: \$35.00

Total: \$35.00

ALAN LESSELYONG

2019-239623

10/15/2019 04:41 PM

Pgs=4

APN # 003-012-12

Recording Requested By:

Name ~~Alan~~ Alan Lesselyong

Address \_\_\_\_\_

City/State/Zip \_\_\_\_\_

\_\_\_\_\_

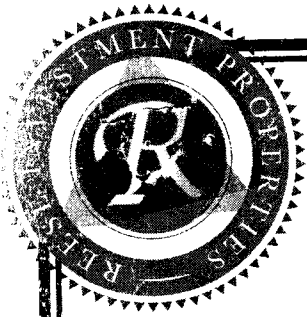


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LISA HOEHNE, CLERK RECORDER

Purchase Agreement  
(Title of Document)

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



## Purchase Agreement Real Estate State of Nevada

THIS AGREEMENT made by and between Reese Investment Properties, Inc. (hereinafter called "Seller") and Alan Lesselyong, (hereinafter called "Purchaser"). The masculine singular pronoun shall be used throughout this Agreement, regardless of the sex or number of parties.

PURCHASED PROPERTY: Seiler, in consideration of the payment of a down payment under this Purchase Agreement, and monthly payments paid and faithful performance of Purchaser under this Agreement entered into between the parties on this date, Monday, September 30, 2019, will transfer title to the Purchaser via Warranty Deed upon the Property being paid in full, per the terms and subject to the covenants and conditions hereinafter set forth in this Purchase Agreement, the following described property:

CVR&F Unit 3 Lot 3 Block 3

County of Eureka, State of Nevada

APN : 003-012-02 (Lot Size: 4.86 acres)

TERM: The term of this Agreement shall be 32 months beginning on the 25th day of October, 2019 and ending with the final payment on the 25th day of May, 2022. The terms are as follows: one payment per month for 32 consecutive months. The first payment is due on October 25, 2019 and the final payment is due on May 25, 2022. Each payment is for the amount of \$150.00 (One hundred and Fifty dollars).

DOWN PAYMENT: The down payment of \$195.00 was paid via Credit Card on 9/28/19.

PURCHASE PRICE: The purchase price of the Property shall be determined as \$4,995.00 (Four thousand Nine hundred and Ninty-Five dollars).

PURCHASE PRICE & TERMS: Sales price of the land/property is to be \$4,995.00 with credit for the \$195.00 deposit/down payment. The remaining balance is \$4,800.00. Amount financed: \$4,800.00 at 0% interest. Repaid at the rate of \$150.00 per month for 32 consecutive months beginning on October 25, 2019.

LATE FEES: The Seller has provided a 10 day grace period for the monthly payments. If the monthly payment has not been paid after the 10 day grace period expires, the Buyer agrees to pay a \$50.00 late payment fee. The late fee continues to accrue at \$5.00 per day until the late payment and all late fees are paid in full. If the payment is more than 60 days past due, the contract becomes null and void and the buyer forfeits all monies paid in and surrenders all interest/claim to the property.

TERMS OF THE PURCHASE: Provided the Purchaser has fully paid all the sums due under the Agreement, the Seller will deed 100% ownership of the above mentioned property to the Buyer. Seller will also convey all Seller's right, title and interest to the mineral rights as well as all easements.

TAXES: Property Taxes currently are paid in full for the tax year running from July 1, 2018 to June 30, 2019. Future property taxes will be issued in July for the upcoming year and will be billed and payable to Reese Investment Properties, Inc.

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

PREPAYMENT DISCOUNT: If the Purchaser pays the note off within the first 12 months, the Seller will reduce the financed balance to \$4,080.00.

After the 12-month period, if the Buyer pays off early, the seller will Discount 10% off the remaining balance at the time of the early payoff.

MONTHLY PAYMENT OPTIONS: The monthly payments can be made via personal check, certified check, wire transfer, direct deposit or via credit card. The Seller can process VISA, MasterCard and Discover credit cards. Payments made via credit/debit card incur a 2.9% convenience fee. These credit/debit card convenience fees fall to the buyer and will be calculated/reconciled at the end of the term/contract period.

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

IN WITNESS WHEREOF, Seller and Purchaser have executed this agreement:

Jeffery A. Reese  
Reese Investment Properties Inc.  
4743 East Colley Rd.  
Beloit Wisconsin 53511  
(608)-363-0085  
Email: [jeff@nevadainvestmentland.com](mailto:jeff@nevadainvestmentland.com)

Alan Lesselyong  
2058 N. Mills Ave #629  
Claremont, CA 91711

Phone: 323-788-5683  
Email: ALAN@LESSELYONG.NET

WITNESS THE HAND OF SAID SELLER THIS  
Monday, September 30, 2019 by:

Jeffery A. Reese,  
President, Reese Investment Properties Inc.

Jeffery A. Reese, President,  
Reese Investment Properties Inc.

STATE OF WISCONSIN  
COUNTY OF ROCK

On Monday, September 30, 2019, personally appeared  
Jeffery A. Reese, the signer of the within instrument,  
who duly acknowledged to me that he executed the  
same.

**ZACHARY JAMES HUBNER**  
Notary Public  
State of Wisconsin

Notary: Zachary James Hubner

Comm Exp Date: 06/19/20

WITNESS THE HAND OF SAID PURCHASER THIS  
7<sup>th</sup> DAY OF OCTOBER 2019 by:

Alan Lesselyong

Alan Lesselyong

STATE OF CALIFORNIA  
COUNTY OF \_\_\_\_\_

On the \_\_\_\_ Day of \_\_\_\_\_ 2019, personally  
appeared Alan Lesselyong, the signer of the within  
instrument, who duly acknowledged to me that he  
executed the same.

Notary: \_\_\_\_\_

Comm Exp Date: \_\_\_\_\_