

HUNTER BATEMAN



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LISA HOEHNE, CLERK RECORDER

APN # \_\_\_\_\_

Recording Requested By:

Name Hunter Bateman

Address 179 Walnut Tree Hill Rd.

City/State/Zip Shelton, CT. 06484

Contract of Sale  
(Title of Document)

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

## RESTATEMENT AND ADDENDUM TO CONTRACT OF SALE

A CONTRACT OF SALE was entered into in July, 2016, and the parties are desirous of reaffirming said contract and adding an addendum to it for the shared cost of replacing the shared water well, this restatement and addendum is by and between Marlin S Bateman, hereinafter referred to as SELLER, of 1211 12th st, Eureka, NV 89316, and Hunter J Bateman, hereinafter referred to as purchaser, of 179 Walnut Treehill Rd, Shelton, CT 06484.

IN CONSIDERATION OF the covenants and agreements contained herein and other good and valuable consideration, the receipt of which is hereby acknowledged, the parties to this Contract of Sale agree as follows:

### Sale of Property

1. On the 25th day of July, 2016, the SELLER, for and in consideration of \$10,000.00 does hereby convey and grant with warranty covenants to the PURCHASER, all the following lands and property, together with all improvements located on the property:

Parcel # 007-250-29, 12th St, Eureka, NV 89316. Property Located Parcel 2 of map file #69034. Filed in the office of the County Recorder of Eureka County, Nevada, on August 20th, 1979 as File No. 69034.

TOGETHER WITH all water, water, rights, rights to use of water, dams, ditches, canals, pipelines, reservoirs, wells, pumps, pumping stations, and all other means for the diversion or use of water appurtenant to the said land or any part thereof, for irrigation, stock watering, domestic or any other use.

TOGETHER WITH all improvements situate thereon

TOGETHER WITH one single wide mobile home situated on 1205 12th Parcel 5 of Map File #69034, and a 25 foot perimeter yard surrounding said mobile home, and further the parties agree that if required in the future to reasonably cooperate to subdivide said mobile home parcel from the remainder of 1205 12<sup>th</sup> Parcel 5 of Map File #69034.

TOGETHER WITH easements for access to shared water well for single wide, septic system, electric already ran, access to all roads situated on 1205 12th Parcel 5 of Map File #69034.

### Purchase Price

2. The purchase price of the premises is Ten Thousand Dollars (\$10,000.00), which has already been paid and receipt of which is hereby acknowledged.

### Property Taxes and Assessments

3. Purchaser shall be responsible for the payments of all taxes and assessments levied against the premises for the years 2017 and thereafter.

### Assignment of Sale of the Premises

4. Neither the Purchaser nor the Seller, may sell, rent or otherwise transfer their respective parcels of land without the written consent of the other, this includes the parcels specifically referenced herein as

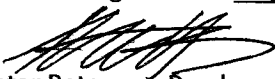
well as the land constituting the contiguous parcels making up what is commonly referred to as the "ranch" or "Bateman Ranch".

Addendum for Cost of Replacing Water Well

5. The shared water well has failed as of April 2020, and the cost to drill and replace the shared water well is \$18,607.00. The parties agree that Hunter Bateman shall advance the funds and pay for the replacement well. The parties further agree that Marlin Bateman shall pay 75% of the costs of replacement as his fair and reasonable share, in the amount of \$13,955.25. Repayment shall be paid to Hunter Bateman, at such place as he shall direct in writing, in monthly installments of not less than \$200.00 per month beginning June 1, 2020 until the balance is paid in full including interest accruing from this date forward at 4.0% per annum.

6. The parties agree that if suit is ever filed to enforce the terms of this agreement, the prevailing party shall be entitled to recover their costs and attorney's fees.

Signed and agreed this 18<sup>th</sup> of May, 2020.



Hunter Bateman, Purchaser

Agreed and approved

Gia Bateman, spouse of Hunter Bateman



Signed and agreed this 18<sup>th</sup> day of May, 2020



Marlin Bateman, Seller

Agreed and approved

Louise Bateman, spouse of Marlin Bateman



NOTARY

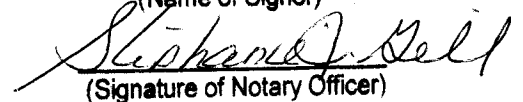
State of Nevada  
County of Churchill

This instrument was acknowledged before me on

May 18, 2020 by Marlin Bateman

(Date)

(Name of Signer)



(Signature of Notary Officer)

