

RPTT #72.60

A G R E E M E N T

THIS AGREEMENT, made and entered into this 8 day of October, 1974, by and between MICHAEL D. MURPHY and NANCY MURPHY, husband and wife, hereinafter referred to as "Seller", parties of the first part, and SHAREN A. HAMILTON, a single woman, and PHYLLIS A. RYAN, a widow, as joint tenants with right of survivorship, whose address is P. O. Box 1199, Zephyr Cove, Nevada 89448, hereinafter referred to as "Buyer", parties of the second part,

W I T N E S S E T H :

The Seller hereby agrees to sell and the Buyer hereby agrees to purchase for a total consideration of SIXTY-SIX THOUSAND AND NO/100 DOLLARS (\$66,000.00), in coin or currency which at the time or times of payment shall be legal tender for the payment of public and private debts in the United States of America, that certain real property situate in the County of Douglas, State of Nevada, that is described as follows:

Lot 41 in Block A, as shown on the map of ROUND HILL VILLAGE UNIT NO. 2, filed in the office of the County Recorder of Douglas County, Nevada, on August 31, 1965.

IT IS MUTUALLY UNDERSTOOD AND AGREED by and between the parties hereto:

1. That the purchase price of \$66,000.00 shall be paid by Buyer to Seller as follows:

(a) The sum of \$20,000.00 upon the execution of this Agreement, the receipt of which sum is hereby acknowledged by Seller.

(b) The balance of the purchase price, to-wit, the sum of \$46,000.00, with interest on decreasing balances thereof at the rate of 10% per annum from the date of the recording of this Agreement, shall be paid in the following manner: The sum of \$461.20, or more, thirty (30) days after the date of the recording of this Agreement, and a like sum of \$461.20, or more, on the same day of each and every calendar month thereafter until the balance of the principal sum, together with the interest thereon, shall be fully paid. Each of said instalment payments shall be applied first to the payment of interest on the decreasing balance of the principal sum and then to the reduction of the principal sum.

All payments shall be made to Union Federal Savings and Loan Association, P. O. Box 36, Zephyr Cove, Nevada 89448, for deposit to the account of Seller, being Account No. \_\_\_\_\_, or at such other place as Seller shall from time to time designate in writing.

2. In furtherance of this Agreement Seller has executed a Deed conveying the above-described real property to Buyer, and Buyer has executed a Quitclaim Deed conveying the above-described real property to Seller. Buyer and Seller have executed appropriate escrow instructions to LAWYERS TITLE INSURANCE CORPORATION, 225 So. Arlington Avenue, Reno, Nevada, and have delivered said documents to said escrow holder. Said escrow instructions are hereby specifically referred to and by such reference are incorporated into this Agreement as if fully set forth herein.

3. Buyer agrees that before any work of repair, alteration or improvement shall be commenced upon the above-described property, Buyer shall notify Seller, in writing, of Buyer's intention to commence such work, giving the date upon which it is proposed to commence said work.

C. In the event that conflicting demands are made or notices served upon you as escrow holder the parties herein expressly agree and consent that you as such escrow holder shall have the right to retain all documents delivered to you by reason of this escrow until the parties hereto shall agree on the disposition of said documents and so advise you in writing, or until you shall be instructed by decree of a court having jurisdiction over the subject matter of this escrow and the parties hereto.

D. In the event that either of the parties hereto assign their interest in the agreement handed you herewith, and in these instructions, you shall not be required to accept or to honor such assignment unless handed you with your transfer fee in the amount of \$15.00, accompanied by such documents as you shall require in order to complete said assignment.

E. That time is of the essence of these instructions.

DATED this 8 day of OCTOBER, 1974.

Sharen A. Hamilton  
Sharen A. Hamilton

Michael D. Murphy  
Michael D. Murphy

Phyllis A. Ryan  
Phyllis A. Ryan

Nancy Murphy  
Nancy Murphy

Address:

P. O. Box 1199  
Zephyr Cove, Nevada 89448

Address:

Box 1647  
Zephyr Cove, Nev.

LAWYERS TITLE INSURANCE CORPORATION hereby acknowledges receipt of the documents above listed and agrees to hold and deliver said documents in accordance with the foregoing instructions.

DATED this 8 day of OCTOBER, 1974.

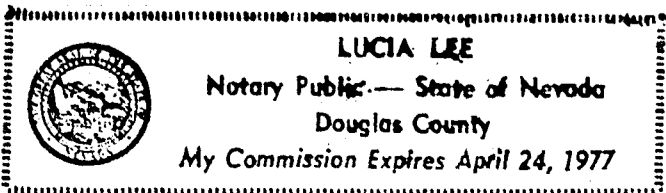
LAWYERS TITLE INSURANCE CORPORATION

By P. Lee

STATE OF NEVADA )  
 ) ss  
County of Douglas )

On this 8 day of OCTOBER, 1974, personally appeared before me, a Notary Public, MICHAEL D. MURPHY, NANCY MURPHY, SHAREN A. HAMILTON and PHYLLIS A. RYAN, known to me to be the persons described in and who acknowledged that they executed the foregoing instrument.

P. Lee  
Notary Public



COPY

Recorded at Request of **LAWYERS TITLE INS. CORP.**  
On **OCT 9 1974** At 58 Min. Past 11 A M  
Official Records of Douglas County, Nevada. Fee 5.00 pd

Patricia J. Stanley, Recorder.

By Patricia J. Stanley

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