

Agreement of Sale

CALIFORNIA REAL ESTATE ASSOCIATION STANDARD FORM

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This Agreement, made and entered into this 19th day of May, 1977

between JOANNE M. BOSWELL

hereinafter called Seller,

and ROBERT M. HOFFMAN

hereinafter called Buyer.

WITNESSETH, that the Seller, in consideration of the payments to be made by the Buyer and the conditions and covenants to be kept and performed by him, as hereinafter set forth, agrees to sell and the Buyer agrees to buy, the

real property, situated in the Unincorporated

County of Douglas, State of Nevada, described as follows,

to-wit:

Unit 8A, as shown on the Map and Dedication Sheet of Tramway Apartment Condominiums (a subdivision of Lot 555, Parcel B, Second Amended Map of Summit Village), recorded in the office of the County Recorder of Douglas County, State of Nevada, on May 30, 1973, Document No. 73375, Official Records of Douglas County, State of Nevada.

for the sum of THIRTY TWO THOUSAND AND NO/100 (\$32,000.00) Dollars,

in lawful money of the United States of America, and the Buyer, in consideration of the premises, promises and agrees to pay the Seller the aforesaid sum of money, for all of said real property, as follows, to-wit:

FOUR THOUSAND AND NO/100 (\$4,000.00) Dollars

the execution and delivery hereof, the receipt whereof is hereby acknowledged, and the balance of TWENTY EIGHT THOUSAND AND NO/100 (\$28,000.00) Dollars

in installments, including interest on all unpaid principal from date hereof until date of payment at the rate of TEN (10%) per centum per annum. The first installment of

THREE HUNDRED ONE AND 97/100 (\$301.97) Dollars

to be paid June 1, 1977, and a like amount shall be paid on the same day of each month thereafter until the balance of principal and interest has been paid in full.

The amount of the final payment, however, shall be the total of the principal and interest then due. All payments to be made by the Buyer shall be paid with lawful money of the United States of America.

IN ADDITION IT IS AGREED AS FOLLOWS. TO-WIT:

FIRST: Possession shall be delivered to the Buyer upon the execution and delivery of this agreement, unless otherwise provided herein.

SECOND: The Buyer shall pay all taxes and assessments from date hereof and assessed and levied against said property hereafter, unless otherwise specified herein. Taxes for the fiscal year ending June 30th following the date of this agreement shall be prorated, unless otherwise specified herein.

THIRD: The Seller on receiving payment of all amounts of money mentioned herein shall execute a grant deed for said property in favor of said Buyer and shall deliver said deed to said Buyer. As of the date of delivery of deed the Seller shall supply the Buyer with a Policy of Title Insurance or Certificate of Title, to be issued by a reliable title company, which shall show the title to said property to be merchantable and free from taxes, assessments, liens and encumbrances, except such thereof as are set forth herein and such thereof as may be suffered or created hereafter by the Buyer. The Seller shall pay for said evidence of title unless otherwise set forth herein.

FOURTH: Should the Buyer fail to make said payments or any thereof when due or fail to comply with the conditions, covenants and agreements set forth herein, the amounts paid hereon may be retained by the Seller as the consideration for making this agreement and thereupon the Seller shall be released from all obligation in law or equity to convey said property and any occupancy of said property thereafter by said Buyer shall be deemed to be and be a tenancy at the pleasure of the Seller and said Buyer shall never acquire and expressly waives any and all rights or claims of title because of such possession.

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COPY

REQUESTED BY
DOUGLAS COUNTY TITLE

IN OFFICIAL RECORDS OF
DOUGLAS CO. NEVADA

#5. vspd

1977 MAY 27 PM 3:42

PATRICIA J. WILLIAMS
RECORDER

Donna Harrison 09591

(Rep.)

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