

AGREEMENT

THIS AGREEMENT, made and entered into this 30th
day of April, 19 81, by and between

WILLIAM B. ARANT, an unmarried man, hereinafter referred to as
"Seller", and CLAUD EDWARD HAMLETT and NANCY MAKIN HAMLETT, husband
and wife as Joint Tenants with right of survivorship hereinafter
referred to as "Buyer"

WITNESSETH:

The Seller hereby agrees to sell and the Buyer hereby agrees to
purchase for a total consideration of SEVENTY-FIVE THOUSAND AND NO/100
----- (\$75,000.00) ----- 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, the following described real property
situate in Douglas County, Nevada:

All that certain lot, piece or parcel of land situate in the County
of Douglas, State of Nevada, being a portion of the Northwest 1/4
of the Southwest 1/4 of Section 2, Township 13 North, Range 20 East,
M.D.B. & M., described as follows:
Parcel A of that certain Parcel Map for William B. ARant and Thomas
F. Ruddy, recorded May 2, 1979, in the office of the County Recorder,
Douglas County, Nevada as Document No. 32100.
Together with a non-exclusive easement for ingress and egress and
utilities over the Southerly 50 feet of the North 1/2 of the South-
east 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 2,
Township 13 North, Range 20 East, M.D.B. & M. A.P. 23-090-52

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

1. That the purchase price of \$75,000.00 shall be
paid by Buyer to Seller as follows:

(a) The sum of 200.00 cash and duly executed deed
conveying to Seller 4 lots in Elko County for value of \$15,143.10
upon the execution of this agreement, the receipt of which sum is hereby
acknowledged by Seller.

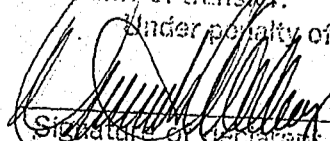
(b) The balance of the purchase price shall be paid at the time or
times and in the manner particularly set forth in the escrow instructions hereinafter
referred to.

2. In furtherance of this agreement Seller has executed a Deed
conveying the above described real property to Buyer, and Buyer has executed a
Deed conveying Buyer's interest in the above described real property to Seller. Buyer
and Seller have executed appropriate escrow instructions to Wilson Escrow
Company, P.O. Box 884, Reno, Nevada 89502
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. Unless otherwise provided in the said escrow
instructions, it is agreed that title to personal property described in any bill of sale
delivered to said escrow holder shall not pass from Seller to Buyer until the purchase
price has been fully paid.

Documentary Transfer Tax \$ 17.05

Computed on full value of property conveyed; or
 Computed on full value less liens and encumbrances
remaining thereon at time of transfer.

Under penalty of perjury:



Signature of declarant or agent
determining tax - firm name.

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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.

4. Buyer agrees that all money paid to Seller by virtue of this agreement shall immediately become the property of Seller. In the event of default in the performance of any term, covenant or condition contained in this agreement or contained in said escrow instructions to be performed by Buyer, and which default remains uncured by Buyer for the time specified in the said escrow instructions, Seller may, either alternatively, concurrently, or consecutively in any order, exercise the remedies that he has in law or in equity, including, but not limited to, exercise of one or more of the remedies hereinafter set forth and the pursuit of any remedy shall not be construed as an election of remedies nor as a waiver of any other remedy.

a. Declare the balance of the purchase price, together with the interest accrued thereon, all due and payable.

b. Terminate Buyer's right to purchase in accordance with paragraph I of the escrow instructions. By virtue of such termination, Seller shall be released from any and all obligation, either at law or in equity, to transfer said property to Buyer, and all moneys theretofore paid by Buyer to Seller shall be considered as rental for the use and occupancy of said premises to the time of such default and as settled and liquidated damages and not as a penalty for the breach of this agreement or the said escrow instructions.

c. Institute an action for specific performance of this agreement and the escrow instructions.

d. Institute an action to terminate Buyer's interest in this agreement and the escrow instructions and to recover all damages sustained by Seller, including, but not limited to, (i) all payments required to be made by Buyer by virtue of this agreement or the escrow instructions; (ii) the amount necessary to restore the said real property and improvements thereon to the condition it was in at the date Buyer received possession by reason of this agreement, reasonable wear and tear excepted.

Buyer further agrees:

(i) That in the event of default in the performance of any term, covenant or condition to be performed by Buyer, Buyer shall pay all costs incurred by Seller in enforcing a remedy for such default, which shall include a reasonable attorney's fee for the service of any attorney used in the enforcement of a remedy.

(ii) That in the event of the termination of Buyer's right to purchase by reason of such default, Buyer will become a tenant at will of Seller, and Buyer will peaceably vacate the above described premises and Seller may re-enter the premises and take possession thereof and remove all persons therefrom, using any and all lawful means so to do, including the right of unlawful detainer pursuant to NRS Chapter 40.

(iii) The waiver by Seller of any breach of any term, covenant or condition contained herein, or in the escrow instructions shall not be deemed a waiver of any subsequent breach, whether of the same or of another term, covenant or condition of this agreement or the escrow instructions.

5. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall include the other genders.

6. Time is of the essence of this agreement.

7. This Agreement of Sale is subject to that certain Note secured by first Trust Deed in favor of FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, which Trust Deed recorded in Book 1179 of Official Records, Page 1135, Douglas County, Nevada, as Document No. 38861; original amount of Note secured by said Trust Deed being in the amount of \$60,000.00.

IN WITNESS WHEREOF, the parties have hereunto set their hands the day and year first above written.

Claud Edward Hamlett
CLAUD EDWARD HAMLETT

William B. Arant
WILLIAM B. ARANT

Nancy Makin Hamlett
NANCY MAKIN HAMLETT
BUYERS

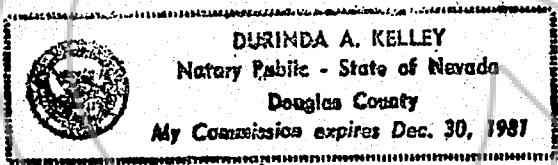
SELLERS

STATE OF NEVADA

COUNTY OF DOUGLAS

On this 21st day of May, 19 81, personally appeared before me, a Notary Public, Claud Edward Hamlett, Nancy Makin Hamlett and William B. Arant known to me to be the persons described in and who acknowledged that they executed the foregoing instrument.

Durinda A. Kelley
Notary Public
Durinda A. Kelley



REQUESTED BY
DOUGLAS COUNTY TITLE
IN OFFICIAL RECORDS OF
DOUGLAS CO. NEVADA
\$5.00 Ad.
1981 MAY 26 PM 3:31

MARIE A. RADEL
RECORDER
Laura Kenney
Dep.

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