

10. If Buyers default in the payment of any of the installments of principal or interest payable to Seller by Buyers under this agreement, or in the payment of any taxes, costs or assessments herein provided to be paid by Buyer, or in the performance by Buyers of any of the other provisions of this Agreement, and Buyers fail to cure said default within thirty (30) days of written notice of Seller to Buyers of such default, Seller may at its election consider the contract terminated and all payments made by Buyers prior to Buyers breach of contract may be retained by Seller as rent and liquidated damages. Any provisions herein as to notice shall be satisfied by mailing of same to be effective as of the date of the mailing of same.
11. Upon the execution of this agreement Buyers will execute a quit claim deed for the premium purchased showing sellers as grantees and deliver same to escrow holder, Silver State Title Company, with instructions that if they are in default in any of the terms or provisions set forth in paragraph 10 above for more than 30 days and if sellers, have exercised their option to terminate this contract, then the said escrow holder is to record the said quit claim deed.
12. The Seller agrees that when the said purchase price and all other amounts to be paid by Buyers are fully paid as herein provided, Seller will make, execute and deliver a good and sufficient DEED to Buyers free and clear of all liens and encumbrances except (a) liens or encumbrances done or suffered to be placed upon said premises by Buyers; (b) taxes and assessments of every kind levied or assessed against said premises and payable by Buyers; (c) any and all rights of way and easements now of record or existing; and (d) any and all restrictions thereon of record, and/or herein provided.
13. Each of the parties hereto covenant and agree to create and establish and appropriate escrow, to carry out the terms of this Agreement, said escrow to be established with the said SILVER STATE TITLE COMPANY. All costs of the escrow, title insurance, recordation, etc., are to be divided equally by the parties hereto.
14. In the event of suit by Seller to enforce any right of Seller hereunder, or for any other purpose in connection herewith upon breach by Buyers, there shall immediately become due from buyers to Seller at the commencement of such suit a reasonable sum as and for attorneys' fees, fee to be fixed by the court.
15. The terms, conditions and covenants of this Agreement shall be binding upon and shall insure to the benefit of the heirs, executors, administrators and assigns of the respective parties hereto.

Collection Account will be setup at Silver State Title Company for all payments and a collection fee of \$15.00 will be due Silver State Title Company and be paid by the Buyer.

It is agreed that Buyer may associate one or more partners in his contract interest under this agreement without the written consent of seller, provided, however, that buyer agrees not to divest himself (themselves) of more than a 49% interest in this agreement or the real property the subject hereof without the written consent of seller.

Buyers have right to make improvements and repairs as needed for normal course of business.

IN WITNESS WHEREOF, the Seller has caused its name to be hereunto affixed by its duly authorized agent, and the Buyers have executed the same, in duplicate, in the day and year first written above.

BUYER
Harley B. Jobe III

 Harley B. Jobe III
Rochelle R. Jobe

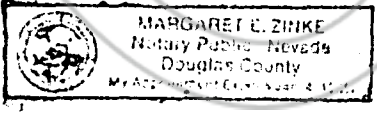
 Rochelle R. Jobe
 ADDRESS Route 1 Box 158
 CITY Gardnerville Nv 89410
 PHONE _____

SELLER
Mark E. Zinke Candice L. Zinke

 Mark E. Zinke Candice L. Zinke
William P. Simpson

 William P. Simpson Rosalie A. Simpson
 ADDRESS P. O. Box 62
 CITY Gardnerville, Nv 89410
 PHONE _____

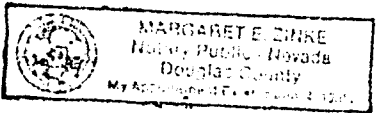
State of Nevada)
 County of Douglas) ss
 On this 27th day of July, 19 82, before me, the undersigned, a Notary Public in and for said County, personally appeared Harley B. Jobe III and Rochelle R. Jobe known to me to be the person S whose name S are subscribed to the foregoing instrument and acknowledged that he y executed the same, freely and voluntarily and for the uses and purposes therein mentioned.



Witness my hand and official seal
Margaret E. Zinke

 NOTARY PUBLIC in and for said County and State

State of Nevada)
 County of Douglas) ss
 On this 27th day of July, 19 82, before me, the undersigned, a Notary Public in and for said County, personally appeared William P. Simpson, Rosalie A. Simpson, Mark E. Zinke and Candice L. Zinke known to me to be the person S whose names are subscribed to the foregoing instrument and acknowledged that he y executed the same, freely and voluntarily and for the uses and purposes therein mentioned.



Witness my hand and official seal
Margaret E. Zinke

 NOTARY PUBLIC in and for said County and State

SCHEDULE OF AMOUNTS AND PAYMENTS
UNDER CONTRACT OF SALE

The Contract of Sale is in the amount of \$194,000.00 owing executed by William P. Simpson and Rosalie A. Simpson, husband and wife, and Mark E. Zinke and Candice L. Zinke, husband and wife, Sellers and Harley B. Jobe III and Rochelle R. Jobe, husband and wife, as Joint Tenants, buyers with the following amounts covered by this Contract of Sale. Monthly payments of \$945.00 are due the 1st of August 1982 and monthly thereafter and \$1,301.29 due on the 15th of August, 1982 and monthly thereafter. These payments will be decreased according to the following schedule.

1st Deed of Trust in the amount of \$8,008.01 owing in favor of Jack R. Robinson and Roberta E. Robinson, husband and wife with monthly payments in the amount of \$150.00 including interest at 8 1/2% per annum. Payments are due on the 1st of each and every month and represents a portion of the payment as shown above due on the 1st of each month. Upon payment in full of this Deed of Trust the monthly payment as shown above will be decreased by the amount of this payment.


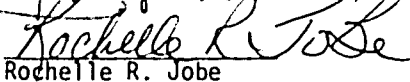
2nd Deed of Trust in the amount of \$74,600.03 owing in favor of Argus J. Capps and Juanita G. Capps, husband and wife, with monthly payments in the amount of \$795.00 including interest at 9 1/2% per annum. Payments are due on the 1st of each and every month and represents a portion of the payment as shown above due on the 1st of each month.


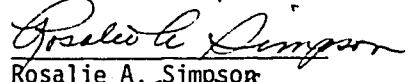
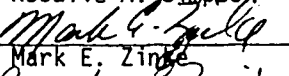
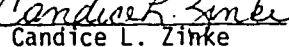
3rd Deed of Trust in the amount of \$69,712.61 owing in favor of James G. Bowers and Madelyn J. Bowers, husband and wife, with monthly payment in the amount of \$770.78 including interest at 12% per annum. Payments are due on the 18th of each and every month and represents a portion of the payment as shown above due on the 15th of each month.

4th Deed of Trust in the amount of \$30,000.00 owing in favor of James G. Bowers and Madelyn J. Bowers, husband and wife, with interest only monthly payments in the amount of \$400.00 at 16% interest per annum. Interest to be calculated on the unpaid principal balance owing. On or before the 18th day of March 1983 there will be a principal payment due in the amount of \$10,000.00. On or before March 18th, 1984 there will be a principal payment due in the amount of \$10,000.00 and on or before March 18, 1985 the remaining principal amount plus interest will be due and payable. Upon the payment of principal amount the interest payment will be decreased and then will reflect this amount in monthly payment as shown above which represents a portion of the payment due on the 15th of each month.

Contract on Mobile Home with a balance owing of \$4,577.85 in favor of First Interstate Bank of Nevada with payments of \$130.51 due on the 20th of each and every month and represents a portion of the payment as shown above due on the 15th of each month. There is a total of 35 payments due on this contract and when paid in full the monthly payment will be decreased by the amount of this payment.

Balance of Contract of sale due the Sellers will be paid as follows: \$1,000.00 due on the 2nd of August, 1982, \$1,000.00 due on the 9th of August, 1982, \$1,000.00 due on the 16th of August, 1982, \$1,000.00 due on the 23rd of August, 1982, \$1,000.00 due on the 30th of August, 1982, \$1,000.00 due on the 6th of September, 1982 and the final payment of \$1,101.50 due on the 13th of September, 1982.


Harley B. Jobe, III

Rochelle R. Jobe


William P. Simpson

Rosalie A. Simpson

Mark E. Zinke

Candice L. Zinke

DESCRIPTION SHEET

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, DESCRIBED AS FOLLOWS:

A portion of the East 1/2 of Section 18, Township 10 North, Range 22 East, M.D.B. & M., further described as follows:

COMMENCING at the 1/4 corner common to Sections 17 and 18, Township 10 North, Range 22 East, M.D.B. & M.; thence along the section line

North 00°13'20" West 252.48 feet; thence
North 40°38'00" West 351.11 feet; thence
South 67°20'29" West 838.72 feet; thence
North 20°32'15" West 112.64 feet; thence
North 68°37'49" East 250.00 feet

to the Point of Beginning of Parcel "a"; thence

North 20°32'15" West 179.33 feet; thence
North 04°33'00" West 173.54 feet; thence
North 85°27'00" East 90.00 feet; thence
South 82°17'07" East 97.45 feet; thence
South 04°33'00" East 284.17 feet; thence
South 68°37'49" West 141.91 feet

to the Point of Beginning.

Also shown as Parcel "A" on that Amended Parcel Map for Argus J. and Juanita G. Capps as recorded October 28, 1975 in Book 1075, Page 1102, Document No. 84096, Official Records of Douglas County, State of Nevada.

Assessor's Parcel No. 37-123-02.

oOo

REQUESTED BY
SILVER STATE TITLE CO.

IN OFFICIAL RECORDS OF
DOUGLAS CO. NEVADA
\$ 7.00 sold
1982 JUL 28 AH 10: 28

SUZANNE BEAUDREAU
RECORDER

Suzanne Beaudreau
dep.

69724

LIBER 782 PAGE 1585