

When recorded mail to:
Lawyers Title Insurance
Renö, Nevada
Attn: I.C. DEPT.
I.C. NO. 6014
36484 M

RPTT: \$44.55
computed on full property
value less encumbrance of record.

Lawyers Title Ins. AGREEMENT OF SALE

THIS AGREEMENT, made and entered into on this 3rd day of
December 1982, by WILLARD D. ATWELL AND SAMMILE L. ATWELL, husband and
wife, hereinafter
referred to as "Seller," party(ies) of the first part, and
ALEXANDER KOSLOV AND CHARYL E. KOSLOV, husband and wife, as joint tenants,
hereinafter referred to as "Buyer,"
party(ies) of the second part, whose address is 958 Arrowhead Drive
Gardnerville, Nevada, 89410

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 SEVENTY FIVE THOUSAND AND
NO/100ths DOLLARS (\$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 the County of Douglas, State of Nevada, to-wit:

Lot 412, as shown on the map of the Re-Subdivision of Lots 91
A and B, 92 A and B; 93 through 96; and 221 through 232,
GARDNERVILLE RANCHOS UNIT NO. 2, filed in the office of the
County Recorder of Douglas County, Nevada, on July 10, 1967,
as Document No. 37049,

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

1. That the purchase price is SEVENTY FIVE THOUSAND AND NO/100ths
*****DOLLARS (\$ 75,000.00) paid by Buyer to Seller
as follows:

(a) The sum of FIVE THOUSAND AND NO/100ths DOLLARS, *****
(\$5,000.00) has been credited to Buyer from seller as a "Gift"

(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 LAWYERS TITLE INSURANCE CORP-
ORATION, 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.
Unless otherwise provided in 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.

3. Buyer agrees that before any work of repair, alteration
or improvement shall be commenced upon the above described prop-
erty, Buyer shall notify Seller, in writing, of Buyer's intention

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ATTORNEYS AT LAW
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ROUND HILL PROFESSIONAL BUILDING
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1 to commence such work, giving the date upon which it is proposed
2 to commence said work.

3 4. Buyer agrees that all money paid to Seller by virtue of
4 this agreement shall immediately become the property of Seller.
5 In the event of default in the performance of any term, covenant
6 or condition contained in this agreement or contained in said
7 escrow instructions to be performed by Buyer, and which default
8 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.

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

10 b. Terminate Buyer's right to purchase in accordance
11 with paragraph I of the escrow instructions. By virtue of
12 such termination, Seller shall be released from any and all
13 obligation, either at law or in equity, to transfer said
14 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 of the said escrow instructions.

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

17 d. Institute an action to terminate Buyer's interest
18 in this agreement and the escrow instructions and to recover
19 all damages sustained by Seller, including, but not limited
20 to, (i) all payments required to be made by Buyer by virtue
of this agreement or the escrow instructions; (ii) the amount
21 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.

22 Buyer further agrees:

23 (i) That in the event of default in the performance of
24 any term, covenant or condition to be performed by Buyer,
25 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.

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

31 (iii) The waiver by Seller of any breach of any term,
32 covenant or condition contained herein, or in the escrow
instructions shall not be deemed a waiver of any subsequent

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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.

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

Alexander Koslov

ALEXANDER KOSLOV

Willard D. Atwell

Willard D. ATWELL

Charyl E. Koslov

CHARYL E. KOSLOV
BUYERS

Sammie L. Atwell

SAMMIE L. ATWELL
SELLERS

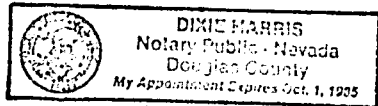
STATE OF NEVADA)
County of Douglas) : ss.

On this 16th day of December, 1982, personally appeared before me, a Notary Public, Alexander Koslov and Charyl E. Koslov known to me to be the person described in and who acknowledged that they executed the foregoing instrument.

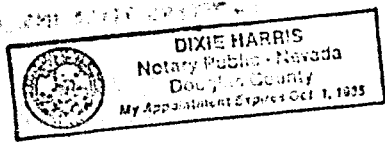
Dixie C. Harris

NOTARY PUBLIC

STATE OF NEVADA)
County of Douglas) : ss.



On this 16th day of December, 1982, personally appeared before me, a Notary Public, Willard D. Atwell and Sammie L. Atwell known to me to be the person described in and who acknowledged that they executed the foregoing instrument.



Dixie C. Harris

NOTARY PUBLIC

COPY

REQUESTED BY
LAWYERS TITLE INS. CORP.
IN OFFICIAL RECORDS OF
DOUGLAS CO. NEVADA
7.00 pd
1982 DEC 16 PM 1:21

SUZANNE BEAUDREAU
RECORDER

Suzanne Beaudreau
Deputy

74064

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