

WHEN RECORDED MAIL TO:
Lawyers Title Insurance Corp.
P. O. Box 2439
Reno, Nevada 89505

Documentary Transfer
Tax \$115.50
Computed on full value of
property conveyed

LAWYERS TITLE INSURANCE CORP.
Agent determining tax

Escrow No. 37224MVM

AGREEMENT OF SALE

THIS AGREEMENT, made and entered into on this 22nd day of February 1984, by GARY A. PETERSON AND DOROTHY L. PETERSON, husband and wife, as Joint Tenants, hereinafter referred to as "Seller," party(ies) of the first part, and MARTIN J. WILLIS AND DIANE G. WILLIS, husband and wife, as ~~community property~~ ^{community property} with right of survivorship, hereinafter referred to as "Buyer," party(ies) of the second part, whose address is ^{c/o lawyers} TITLE INS. CORP. BOX 385 MINDEN, NV., 89423.

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 ONE HUNDRED FIVE THOUSAND AND NO/100-----(\$105,000.00)-----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

to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART THEREOF FOR LEGAL DESCRIPTION

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

1. That the purchase price is ONE HUNDRED FIVE THOUSAND AND NO/100-----DOLLARS (\$105,000.00) paid by Buyer to Seller as follows:

(a) The sum of THIRTY THOUSAND AND NO/100-----DOLLARS (\$ 30,000.00) upon the execution of this agreement, the receipt of which sum is hereby acknowledged by Seller.

(b) The balance of the purchase price 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 CORPORATION, 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 property, Buyer shall notify Seller, in writing, of Buyer's intention

ATTORNEYS AT LAW
LAKE TAHOE OFFICE
ROUND HILL PROFESSIONAL BUILDING
P. O. BOX 53
ZEPHYR COVE NEVADA 89448
TELEPHONE (702) 388-6876
CARSON CITY OFFICE
303 EAST PROCTOR STREET
CARSON CITY NEVADA 89701
TELEPHONE (702) 882-4377

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
9 instructions, Seller may, either alternatively, concurrently, or
10 consecutively in any order, exercise the remedies that he has in
11 law or in equity, including, but not limited to, exercise of one
12 or more of the remedies hereinafter set forth and the pursuit of
13 any remedy shall not be construed as an election of remedies nor
14 as a waiver of any other remedy.

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

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

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

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

37 Buyer further agrees:

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

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

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

1 breach, whether of the same or of another term, covenant or
2 condition of this agreement or the escrow instructions.

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

6 6. Time is of the essence of this agreement.

7 7. The terms of this Agreement, unless specifically stated
8 otherwise herein, shall terminate upon the delivery of the Grant
9 Deed to the Buyers, and of the Promissory Note and Deed of Trust
10 to the Sellers, the terms of which shall thereafter determine the
11 rights and liabilities of the parties.

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

14 Martin J. Willis
15 MARTIN J. WILLIS

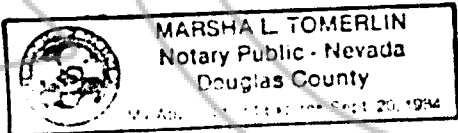
16 Gary A. Peterson
17 GARY A. PETERSON

18 Diane G. Willis
19 DIANE G. WILLIS
20 BUYERS

21 Dorothy L. Peterson
22 DOROTHY L. PETERSON
23 SELLERS

24 STATE OF Nevada)
25 : ss.
26 County of Douglas)

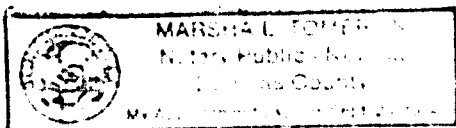
27 On this 23rd day of February, 1984, personally
28 appeared before me, a Notary Public,
29 Gary A. Peterson and Dorothy L. Peterson known to me to
30 be the persons described in and who acknowledged that they exe-
31 cuted the foregoing instrument.



32 Marsha L. Tomerlin
NOTARY PUBLIC

STATE OF Nevada)
: ss.
County of Douglas)

On this 24th day of February, 1984, personally
appeared before me, a Notary Public,
Martin J. Willis and Diane G. Willis known to me to
be the persons described in and who acknowledged that they exe-
cuted the foregoing instrument.



Marsha L. Tomerlin
NOTARY PUBLIC

ATTORNEYS AT LAW
LAS VEGAS OFFICE
303 EAST PROCTOR STREET
CARSON CITY, NEVADA 89701
TELEPHONE (702) 462-4577
LAS VEGAS OFFICE
303 EAST PROCTOR STREET
CARSON CITY, NEVADA 89701
TELEPHONE (702) 462-4577

PETERSON
PARCEL B-2
EXHIBIT "B"

LEGAL DESCRIPTION

A parcel of land located within a portion of the South one-half of Section 27, Township 13 North, Range 20 East, MDB&M, Douglas County, Nevada, being more particularly described as follows:

Parcel B-2 as shown on the Record of Survey map filed within the Official Records of Douglas County, Nevada, in Book 883, Page 1074, Document No. 85517, and being further described as follows:

BEGINNING at the Southwest corner of Parcel B-2 from which the Southwest corner of Section 34, Township 13 North, Range 20 East, MDB&M bears S. 26°12'48" W., 5940.28 feet;
thence N. 01°04'07" W., 589.96 feet;
thence S. 89°59'47" E., 934.43 feet;
thence S. 03°37'54" E., 600.98 feet;
thence N. 89°24'19" W., 961.55 feet to the POINT OF BEGINNING.

A.P.N. 23-760-38

000



REQUESTED BY
LAWYERS TITLE INS. CORP.

IN OFFICIAL RECORDS OF
DOUGLAS CO. NEVADA

8 8 10
1984 FEB 24 PM 4:46

SUZANNE BEAUDREAU
RECORDER

Suzanne Beaudreau 097351
Sep? BOOK 284 PAGE 7348