

This Agreement made this 1st day of JULY, 1984 between:

✓ C. D. & Eleanor BLAKNEY hereinafter called the "sellers"
3148 Washoe Springs Drive
Minden, Nv., 89423

and

Everett & Betty WILSON hereinafter called the "purchasers"
64 Tiger Drive
Carson City, Nv., 89701

WITNESSETH, that:

The sellers have this day delivered to and hereby sell to the pruchasers for the sum of \$13,680.00 (including interest) upon the terms and conditions hereinafter set forth, the following described personal property:

TO WIT: 1 - 1972 HILLCREST MOBILE HOME (12 x 60)
Serial number - 55654
Located at 64 Tiger Drive, Carson City, Nv., 89701
Note holder is General Electric Credit Corporation
Contract number is SR21-4849-271505

The purchasers acknowledge the receipt of said property, and in consideration of the delivery and the possession thereof, hereby grant to the sellers a security interest in said property and agree to pay the sellers therefor the sum of \$480.00 at the times and in the manner following: the sum of \$180.00 down payment and the 1st and last monthly payments will be due upon the execution and delivery of these presents, and the sum of \$150.00 on the first day of each and every month thereafter begining August 1, 1984 and continuing until the balance of the sum of \$13,200 is paid in full in 88 installments including interest. Until all installments and all other amounts due hereunder are paid, sellers will not turn over the title. Let it hereby be understood that since the purchasers did not qualify to take over the G.E.C.C. contract that they are purchasing this property from the sellers under special consideration of this contract of sale. After the full amount due as stated herein has been paid, the sellers will turn over the title to the purchasers, after it is received from the General Electric Credit Corporation.

IT IS FURTHER AGREED by and between the parties as follows:

- 1) All payments hereunder by the purchasers to the sellers shall be made at/to 3148 Washoe Springs Drive, Minden, Nv., 89423. Monthly payments are due on the 1st day of each month and will be deemed to be late if not payed by the 15th day of due month. A late charge of \$5.00 will be added to all payments which are late.
- 2) Basic Insurance as required by GECC will be purchased and paid for by the sellers. The total annual insurance cost will be prorated on a monthly basis and paid by the purchasers, in addition to their regular monthly payment. The purchasers may review the policy upon request. The costs, annual underpayments or overpayments, proations & coverage will be reviewed annually in July, and any changes will be discussed with the purchasers. If the purchasers want additional coverage they may add it to the basic policy and pay for it on a prorated basis.
- 3) The purchasers hereby agree that they will use said property well and keep the same in good condition; that they will not, without the written consent of the sellers, assign or transfer the same, or any part thereof, not suffer or allow said property, or any part thereof, to come into custody or control of any other person or persons; and that they will not remove said property, or any part thereof, from 64 Tiger Drive without written consent of sellers.

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- 4) In the event of the failure by the purchasers to pay any installment of the cash sale price as stated in the contract, or in case the purchasers remove said property from the premises hereinabove designated, or assign or transfer the same or any part thereof, or the possession thereof, to any other person without the written consent of the sellers, or in case the said property is damaged or wasted or destroyed in any manner, then and in either of such events, the whole of said sale price shall immediately become due and the sellers shall have the remedies of a secured party and may require the purchasers to vacate the property and return it to the sellers. If the purchasers violate this clause or leave the area, notice of violation will be served: that in 60 days the property will revert to the sellers. any court costs and/or attorney fees due to actions by the purchasers or the sellers will be the responsibility of the purchasers.
- 5) Purchasers may elect at any time to pay off the balance due GECC; thus fulfilling the obligations of this aforementioned contract. If the purchasers elect to take over the GECC contract, they may do so at any time they qualify and GECC accepts.
- 6) Should any one of the sellers die, the aforementioned contract will be administered by the surviving seller. Should both of the sellers die then the aforementioned contract will be administered and honored as agreed by the heirs of the sellers. In either case it is essential that all of the terms of the aforementioned contract be adhered to and that the terms of the contract will be administered in good faith.
- 7) Should any one of the purchasers die, the aforementioned contract will be kept in good faith by the surviving purchaser. Should both of the purchasers die, then their heirs may elect to keep the contract as written or to return the property to the sellers free and clear with all payments made to date to be considered as rent.
- 8) Due to the sellers missing 2 payments in the past, a special extension was granted. This extension is not included in the aforementioned 88 payments, this and any other payments beyond the 88 payments is the express responsibility of the sellers.
- 9) Time is of essence in this contract.

IN WITNESS WHEREOF, the parties hereto have executed these presents in duplicate the day and year first written above

C. D. Blakney
C. D. BLAKNEY

Eleanor Blakney
ELEANOR BLAKNEY

Everett L. Wilson
EVERETT L. WILSON

Betty J. Wilson
BETTY J. WILSON

REQUESTED BY
C. D. Blakney
IN OFFICIAL RECORDS OF
DOUGLAS COUNTY, NEBRASKA
8 Co. Co. No.
1984 JUL 23 AM 9:03

SUZANNE DEAUDREAU
RECORDER
Everett L. Wilson 103978
Dep
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