

NOTICE OF ELECTION AND  
DECLARATION OF FORFEITURE

FORFEITURE EXPIRES: July 24, 1985, 1985 at 5:00 PM

TO: JAMES E. STEHMAN  
SIGNE I. STEHMAN  
1472 Muir Drive  
Gardnerville, Nevada 89410

RE: Contract of Sale - Simpson's, Sellers; Stehman's, Buyers

The undersigned, William P. Simpson and Rosalie A. Simpson, husband and wife, as Joint Tenants, Sellers, under Agreement for Sale and Purchase of Real Estate dated May 20, 1981, and recorded May 26, 1981, Book 581, Page 1344, Document No. 56561, Official Records of Douglas County, State of Nevada, for the sale and purchase of that certain real property situate in the County of Douglas, State of Nevada, more particularly described as follows:

Parcel C as set forth on the Parcel Map for William P. Simpson and Rosalie Simpson, located in the South 1/2 of the South 1/2 of the Northwest 1/4 of the Northwest 1/4 of Section 25, Township 13 North, Range 20 East, M.D.B. & M., filed for record December 3, 1979, in Book 1279, Page 1, Document No. 39248, Official Records of Douglas County, State of Nevada.

Assessor's Parcel No. 23-130-10

Subject to and Together with a 30 foot access easement as lying along the South boundary of Parcels A & B, as set forth on said Parcel Map.

hereby notifies you and each of you that the terms of said Agreement have not been complied with in that default has been made as follows together with any and all subsequent payments which may become due before the expiration of this Notice:

\$ <u>14,881.25</u>	Principal Balance as of 11/26/84
\$ <u>1,950.00</u>	<u>6</u> Months delinquent at \$300.00 ea plus <u>6</u> Late Charges at \$25.00 ea
\$ <u>303.60</u>	Title Fees, Foreclosure Fees, etc. These are approximate at this time.

SILVER STATE TITLE COMPANY, a Nevada corporation, is directed by the undersigned to accept payment by CASH, CERTIFIED CHECK, or MONEY ORDER only. Personal checks are not to be accepted as payment. All funds are to be paid to Silver State Title Company, P.O. Box 158, Minden, Nevada 89423. Payment to any other office shall not be considered as complying with this forfeiture notice.

By reason of the foregoing, the undersigned elects to forfeit said Agreement by Notice and hereby declares a forfeiture of all rights and interest thereunder of Buyers and those claiming under them, in and to the real property therein described and appurtenances.

Said forfeiture will become effective on the expiration of thirty (30) days from the date a copy of this Notice of Election and Declaration of Forfeiture, directed to you, is deposited by the office of Silver State Title Company in the United States mail, unless within said 30-day period the terms of said Agreement are complied with, to the date of such compliance, by eliminating all defaults.

Upon the forfeiture become effective, the Buyers and all those claiming under them shall surrender, forthwith, a peaceable possession of said property, and shall forfeit as liquidated damages any and all payments made under said Agreement together with any and all improvements placed on or in said property. Further, the Quitclaim Deed held by Silver State Title Company will be recorded thereby eliminating all interest Buyers, their heirs and assigns, may have in said property.

DATED this 8th day of May, 1985.

William P. Simpson  
William P. Simpson

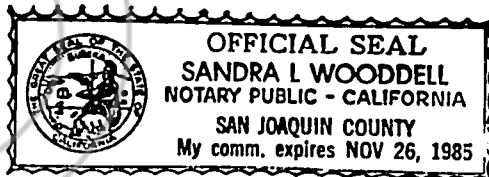
Rosalie A. Simpson  
Rosalie A. Simpson

STATE OF California )  
                                  ) ss  
COUNTY OF San Joaquin

On May 8, 1985 before me, the undersigned, a Notary Public in and for said State personally appeared William P. Simpson and Rosalie A. Simpson personally known to me or proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same.

WITNESS my hand and official seal.

Sandra Wooddell  
Notary Public



REQUESTED BY  
**SILVER STATE TITLE CO.**  
IN OFFICIAL RECORDS OF  
DOUGLAS CO. NEVADA

'85 JUN 24 NO 59

SUZANNE BEAUDREAU  
RECORDER

\$ 6.00 PAID LS DEPUTY

**119075**

BOOK **685** PAGE **1931**