

This agreement made this 1st day of July, 1985 between:

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

and Hal A. & Carol Sue DEADMAN 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 purchasers for the sum of 11,400.00 (including interest) upon the terms and conditions hereinafter set forth, the following described 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 \$630.00 at the times and in the manner following: the sum of \$300.00 down payment and the 1st and last monthly payments will be due upon the execution and delivery of these presents, and the sum of \$165.00 (\$150.00 plus \$15.00 for insurance) on the first day of each thereafter beginning August 1st, 1985 and continuing until the balance of the sum of \$11,400.00 is paid in full in 76 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, prorations & coverage will be reviewed annually in June, and any changes will be discussed with the purchasers. If the purchasers wiat 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.

*Handwritten signature and initials*  
 Hal  
 M...  
 23

- 4) In the event of 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 of 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 76 payments. This and any other payments beyond the 76 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

Hal A. Deadman  
Hal A. Deadman

Carol Sue Deadman  
Carol Sue Deadman

REQUESTED BY  
C. D. Blakney  
IN OFFICIAL RECORDS OF  
DOUGLAS COUNTY, NEVADA

'85 JUL 16 AM 1:40

SUZANNE BEAUDREAU  
RECORDER

S. C. PAID BY DEPUTY

120211

BOOK 785 PAGE 1303