

R.P.T.T. *Repaid*  
Doc. #49404

M-1986-106cc

I certify this to be a true and correct copy of the original document

*John W. Robinson*

This document is being re-recorded to correct the assessor's parcel number to read 21-030-02. and not 21-030-01

REAL PROPERTY SALES AGREEMENT

1 John W. Robinson, a single man, or his agents, of Carson  
2 City, Nevada, hereinafter referred to as the "SELLER", hereby  
3 agrees to sell that certain parcel of real property consisting  
4 of (8) eight acres more or less, located in the SW cor of sec.  
5 21, township 14 North, range 20 East, Douglas County, Nevada, and  
6 more particularly described as Assessor's parcel no. 21-030-~~01~~<sup>02</sup> W.R.,  
7 to Jack and Wanda Beauchamp, a married couple, hereinafter re-  
8 ferred to as "BUYERS".

9 The terms of this agreement are as follows. The purchase  
10 price for the above described real property shall be \$300,000.00,  
11 payable as follows. Buyers shall open an escrow with Lawyer's  
12 title Co. of Minden, Nevada and deposit therein the sum of  
13 \$100,000.00, which amount shall constitute the down payment and  
14 shall be refundable to buyers in the event the sale is not con-  
15 sumated, with the exception of any escrow costs incurred which  
16 shall be deducted from the \$100,000.00 deposited.

17 The balance of the purchase price shall be secured by a  
18 promissory note, a signed copy of this agreement and a deed of  
19 trust amortized over 25 years at 12% per annum. The entire  
20 principal balance shall be due and payable in full on the fifth  
21 anniversary of the date of close of escrow. Installment payments  
22 shall be made on the first day of each month following close of  
23 escrow. In the event installment payments are not made promptly  
24 on the specified date, the buyers agree to pay a "LATE CHARGE"  
25 of one half of one percent per day of the amount of the payment  
26 overdue.

27 The buyers shall have thirty calendar days to complete  
28 the escrow. If said escrow is not completed within that time,  
29 the sale shall be deemed void and both parties shall be relieved  
30 from all offers and all papers and monies shall be returned to  
31 the respective parties with the exception of any costs mentioned  
32 above.

THIS DOCUMENT IS RECORDED AS AN ACCOMMODATION ONLY and without liability for the consideration therefor, or as to the validity or sufficiency of said instrument, or for the effect of such recording on the title of the property involved.

THIS DOCUMENT IS RECORDED AS AN ACCOMMODATION ONLY  
and without liability to the consideration therefor, or as to  
the validity or sufficiency of said instrument, or for the  
effect of such recording on the title of the property involved.

1                    Seller agrees to grant to the buyer an easement  
2 of (10) ten feet wide and (200) 200 feet long southerly along  
3 the centerline fence of the above described parcel for the express  
4 purpose of installing a domestic water well and water line along  
5 with underground power source.

6                    This easement will not be executed and recorded  
7 until and unless it becomes necessary to drill a domestic well  
8 for cold water. Should cold water be discovered within 75 feet  
9 of the surface of the adjoining property to the North in the  
10 area designated by the seller, this easement will become un-  
11 necessary and this portion of the sales agreement will become  
12 vacated.

13                    It is the intent of this agreement that this  
14 proposed easement is a back up source of cold water only and  
15 not intended as a primary source of water. Diligent effort will  
16 be made to develop water on the adjoining property.

THIS DOCUMENT IS RECORDED AS AN ACCOMMODATION ONLY  
and without liability for the consideration therefor, or as to  
the validity or sufficiency of said instrument, or for the  
effect of such recording on the title of the property involved.

1                   As a specific condition to completing the escrow,  
2 the buyers and the seller will execute this agreement before a  
3 notary public and attach a copy of same to the promissory note  
4 and deed of trust as a binding condition on both the seller and  
5 the buyers.

6                   Seller and buyers mutually agree to share all escrow fees  
7 equally, including the title insurance. The seller shall pay  
8 the real property taxes up to and including the date of close  
9 of escrow.

10                  The seller recognizes, that the original survey of the  
11 property is in slight error. This fact has been brought to the  
12 attention of the buyers and inasmuch as a resurvey might result  
13 in the expense of relocating all or most all of the perimeter  
14 fences, it is the express condition to this offer, that the buyers  
15 will purchase and accept the property as now surveyed and accept  
16 the existing fence lines as perimeter boundaries. Should the  
17 buyers choose to resurvey the property either before or after  
18 the purchase of said property, it shall be at their own discretion,  
19 direction and expense. In the event the property is resurveyed,  
20 it in no way shall affect the purchase price or other terms of  
21 this agreement, nor shall it constitute grounds for legal action  
22 against the seller.

23                  It is mutually agreed by the buyers, the seller and the  
24 present caretakers, in residence, Mr. and Mrs. Ellis H. Holcomb,  
25 that the aforementioned present caretakers, Mr. and Mrs. Ellis  
26 H. Holcomb shall have the right to occupy their existing premises  
27 as a residence for their lifetimes respectively, or until they  
28 become unable to care for themselves respectively. It being the  
29 intent of this agreement, that the buyers, neither now nor in  
30 the foreseeable future shall assume any responsibility or obliga-  
31 tion for the physical or mental care of the above named care-  
32 takers.

145889

132091

BOOK 1286 PAGE 028

BOOK 386 PAGE 1119

1       Should either of the above named caretakers become incapacitated,  
2 hospitalized or otherwise institutionalized for a period of ninety  
3 days, his or her right to residency on the property shall be deemed  
4 terminated at the discretion of the buyers.

5       The caretakers, during their residency, shall have the use  
6 of the utility room attached to the pump house, the garden area  
7 and the area immediately surrounding their residence. It is the  
8 intent of this agreement and mutually accepted by all parties  
9 involved, that the normal activities of the caretakers will be  
10 neither prohibited, nor restricted.

11       It is further agreed that the aforementioned caretakers  
12 shall be permitted to live on the premises rent-free, and shall  
13 not be obligated to pay costs or fees of any kind or manner for  
14 the privilege of living on the premises except for their own  
15 utilities which will include electrical power for the domestic  
16 water system.

17       Seller offers to collaborate with a draftsman of the buyer's  
18 choice in mapping all underground utilities and or structures at  
19 seller's expense if any incurred.

20       Commencing at the close of escrow, the buyers agree to give  
21 the seller (6) six calendar months to remove all personal property,  
22 furnishings and other items not included in sale. Buyers agree to  
23 allow seller to keep possession of and occupy and use the premises  
24 during this six month period. Seller agrees to permit buyer's at  
25 close of escrow, to commence remodelling or construction on any  
26 but the occupied dwelling portion of the property. Seller agrees  
27 to allow buyers the use of one garage stall for storage purposes  
28 during the six month period following close of escrow.

29       This sales agreement is to be considered, and mutually accep-  
30 ted by both seller and buyers, as final, with no recourse by either  
31 party for misunderstandings, assumptions or oversights. The  
32 seller neither offers nor implies any warranty on any of the

THIS DOCUMENT IS RECORDED AS AN ACCOMMODATION ONLY

and without being given any consideration therefor, or as to the validity or sufficiency of said instrument, or for the effect of such recording on the title of the property involved.

1 improvements or equipment. The buyers agree to the above and  
2 certify that they have thoroughly inspected the premises, in-  
3 cluding the site and all improvements and found same satisfactory.  
4 The sale shall be considered final and on an, "AS IS BASIS".

5 The buyers will, during the ensuing 5 years, subsequent to  
6 sale, keep the property in good repair, abiding by all laws and  
7 codes governing the property.

8 Buyers will keep all taxes and insurance current and shall  
9 name the seller as co-beneficiary of all insurance.

10 Buyers will hold the seller harmless for any actions or deeds  
11 of the buyers or their agents.

12 Buyers will keep the property free of liens and encumbrances.

13 During the five year period mentioned above, the seller  
14 or his agents shall have the unrestricted right to inspect the  
15 premises to verify compliance with this agreement.

16 Seller agrees to grant to the buyers the privilege of pre-  
17 paying any lump sum amount on the outstanding principal for the  
18 purpose of reducing the debt.

19 In the event the seller has to institute legal action to  
20 force compliance with the provisions of this agreement, buyers  
21 agree to reimburse seller for his legal costs.

22 Buyers and seller mutually agree not to institute and  
23 prosecute any court action for redress or relief unless a specific  
24 provision of this agreement is violated.

25 This agreement will be deemed binding on the heirs and  
26 assigns of the principals named above.

27 Dated this 27th day of September, 1980

28 John W. Robinson  
John W. Robinson, seller.

29 John W. Robinson  
John W. Robinson

30 Jack Beauchamp  
Jack and Wanda Beauchamp, buyers.

31 ~~Feb.~~  
32 Mar. 13, 1986

145889  
BOOK 1286 PAGE 030

132091  
BOOK 386 PAGE 1121

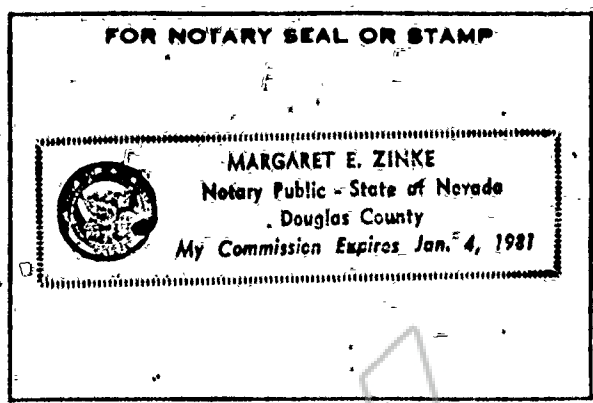
✓ P.O. Box 1405  
Pitt. Pa. 15110-1405 No 89702

STATE OF Nevada } ss.  
COUNTY OF Douglas  
On September 22, 1980 before me,  
the undersigned, a Notary Public in and for said County and State,  
personally appeared John W. Robinson and  
Jack Beauchamp

known to me  
to be the person S whose name S subscribed to the within  
instrument and acknowledged that they executed the same.

Signature Margaret E Zinke

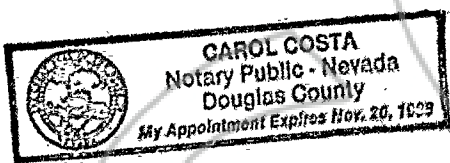
Name (Typed or Printed)  
Notary Public in and for said County and State



The signature of Jack Beauchamp was notarized under the notary of Margaret E. Zinke on September 22, 1980, along with the signature of John W. Robinson.

The signature of John W. Robinson, dated March 14, 1986, was under the notary of Carol Costa, See notary jurat attached

STATE OF NEVADA } ss.  
County of DOUGLAS  
On this 14th day of March in the year one thousand nine hundred and eighty six  
before me, the undersigned, a Notary Public in and for the  
County of Douglas, State of Nevada, residing therein,  
duly commissioned and sworn, personally appeared  
John W. Robinson  
known to me to be the person whose name is subscribed to the within instrument  
and acknowledged to me that he executed the same.



IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal  
in the Douglas County of Nevada the day and year in this  
certificate first above written.  
Carol Costa

Notary Public in and for the Douglas County of Nevada

The UTILITY Line Form No. 375—Acknowledgment—General.

THIS DOCUMENT IS RECORDED AS AN ACCOMMODATION ONLY  
and without liability for the consideration therefor, or as to  
the validity or sufficiency of said instrument, or for the  
effect of such recording on the title of the property involved.

REQUESTED BY  
SILVER STATE TITLE AND ESCROW CO. INC.  
IN OFFICIAL RECORDS OF  
DOUGLAS CO. NEVADA

REQUESTED BY  
J.W. Robinson  
IN OFFICIAL RECORDS OF  
DOUGLAS CO. NEVADA

'86 MAR 13 AIO:54

'86 DEC -1 M1:04

SUZANNE BEAUDREAU  
RECORDER  
\$10.00 PAID AI DEPUTY **132091**

SUZANNE BEAUDREAU  
RECORDER  
\$10- PAID AI DEPUTY

**145889**  
BOOK **1286** PAGE **031**

BOOK **386** PAGE **1122**