

✓ ALTON J. GUNDERSON
Box 920 RR # 3
Mindin. NV 89423

R.P.T.T. \$ 53⁹⁰
UNIFORM REAL ESTATE CONTRACT

1. THIS AGREEMENT, made in duplicate this 14th day of APRIL, A. D., 1989,
by and between Alton J. Gunderson and Maurice Gunderson, his wife
hereinafter designated as the Seller, and Richard R. Read and Karla J. Read, his wife
hereinafter designated as the Buyer, of 789 B Wagon Rd Gardnerville, Nevada

2. WITNESSETH: That the Seller, for the consideration herein mentioned agrees to sell and convey to the buyer,
and the buyer for the consideration herein mentioned agrees to purchase the following described real property, situate in
the county of Douglas, State of Nevada to-wit: Johnson Lane and Heybourne Rd
More particularly described as follows: Parcel # 23-020-10, Section 5, Township 13N, Range 20 E
said parcel containing fifteen [15] acres of land. Said sale to include two-thirds
(2/3) of water rights assigned to property.

3. Said Buyer hereby agrees to enter into possession and pay for said described premises the sum of _____
Ninty seven thousand five hundred Dollars (\$ 97500.00)
payable at the office of Seller, his assigns or order 2572 Heybourne Road, Douglas County
strictly within the following times, to-wit: Five hundred (\$ 500.00)

cash, the receipt of which is hereby acknowledged, and the balance of \$ 97,000.00 shall be paid as follows:
\$500.00 on the first day of each month commencing May and to and including December
nineteen eighty nine. Said payments to be interest free. Commencing January first
nineteen ninty payments to be \$800.00 per month payable on the first day of each month
thereafter until balance is paid. It is furthur agreed that buyer will on or before
April 1st, 1994 pay a lump sum to reduce principal balance by a minimum of \$50,000.00.

Buyer may and seller agrees that property may be used as collateral for financing
said sum of money.

Upon payment of \$50,000.00 toward principal buyer and seller agree to execute a
note and mortgage for blance due all other conditions remain the same.
Possession of said premises shall be delivered to buyer on the 14th day of April, 1989.

4. Said monthly payments are to be applied first to the payment of interest and second to the reduction of the
principal. Interest shall be charged from January first nineteen ninty on all unpaid portions of the
purchase price at the rate of ten per cent (10 %) per annum. The Buyer, at his option at anytime,
may pay amounts in excess of the monthly payments upon the unpaid balance subject to the limitations of any mortgage
or contract by the Buyer herein assumed, such excess to be applied either to unpaid principal or in prepayment of future
installments at the election of the buyer, which election must be made at the time the excess payment is made.

5. It is understood and agreed that if the Seller accepts payment from the Buyer on this contract less than according
to the terms herein mentioned, then by so doing, it will in no way alter the terms of the contract as to the forfeiture
hereinafter stipulated, or as to any other remedies of the seller.

6. It is understood that there presently exists an obligation against said property in favor of The
Anna Carstensen Estate with an unpaid balance of
\$48,807.69, as of 3/01/89.

7. Seller represents that there are no unpaid special improvement district taxes covering improvements to said prem-
ises now in the process of being installed, or which have been completed and not paid for, outstanding against said prop-
erty, except the following no exceptions.

8. The Seller is given the option to secure, execute and maintain loans secured by said property of not to exceed the
then unpaid contract balance hereunder, bearing interest at the rate of not to exceed ten percent
(10 %) per annum and payable in regular monthly installments; provided that the aggregate monthly installment
payments required to be made by Seller on said loans shall not be greater than each installment payment required to be
made by the Buyer under this contract. When the principal due hereunder has been reduced to the amount of any such
loans and mortgages the Seller agrees to convey and the Buyer agrees to accept title to the above described property
subject to said loans and mortgages.

9. If the Buyer desires to exercise his right through accelerated payments under this agreement to pay off any obli-
gations outstanding at date of this agreement against said property, it shall be the Buyer's obligation to assume and
pay any penalty which may be required on prepayment of said prior obligations. Prepayment penalties in respect
to obligations against said property incurred by seller, after date of this agreement, shall be paid by seller unless
said obligations are assumed or approved by buyer.

10. The Buyer agrees upon written request of the Seller to make application to a reliable lender for a loan of such
amount as can be secured under the regulations of said lender and hereby agrees to apply any amount so received upon
the purchase price above mentioned, and to execute the papers required and pay one-half the expenses necessary in ob-
taining said loan, the Seller agreeing to pay the other one-half, provided however, that the monthly payments and
interest rate required, shall not exceed the monthly payments and interest rate as outlined above.

11. The Buyer agrees to pay all taxes and assessments of every kind and nature which are or which may be assessed
and which may become due on these premises during the life of this agreement. The Seller hereby covenants and agrees
that there are no assessments against said premises except the following:

Deffered tax liens by Douglas County . Said liens collectable only upon the change
of land use from present A4 zoning.

The Seller further covenants and agrees that he will not default in the payment of his obligations against said property.

12. The Buyer agrees to pay the general taxes after January 1st 1990

13. The Buyer further agrees to keep all insurable buildings and improvements on said premises insured in a company acceptable to the Seller in the amount of not less than the unpaid balance on this contract, or \$ NA and to assign said insurance to the Seller as his interests may appear and to deliver the insurance policy to him.

14. In the event the Buyer shall default in the payment of any special or general taxes, assessments or insurance premiums as herein provided, the Seller may, at his option, pay said taxes, assessments and insurance premiums or either of them, and if Seller elects so to do, then the Buyer agrees to repay the Seller upon demand, all such sums so advanced and paid by him, together with interest thereon from date of payment of said sums at the rate of $\frac{1}{4}$ of one percent per month until paid.

15. Buyer agrees that he will not commit or suffer to be committed any waste, spoil, or destruction in or upon said premises, and that he will maintain said premises in good condition.

16. In the event of a failure to comply with the terms hereof by the Buyer, or upon failure of the Buyer to make any payment or payments when the same shall become due, or within sixty days thereafter, the Seller, at his option shall have the following alternative remedies:

- A. Seller shall have the right, upon failure of the Buyer to remedy the default within five days after written notice, to be released from all obligations in law and in equity to convey said property, and all payments which have been made theretofore on this contract by the Buyer, shall be forfeited to the Seller as liquidated damages for the non-performance of the contract, and the Buyer agrees that the Seller may at his option re-enter and take possession of said premises without legal processes as in its first and former estate, together with all improvements and additions made by the Buyer thereon, and the said additions and improvements shall remain with the land become the property of the Seller, the Buyer becoming at once a tenant at will of the Seller; or
- B. The Seller may bring suit and recover judgment for all delinquent installments, including costs and attorneys fees. (The use of this remedy on one or more occasions shall not prevent the Seller, at his option, from resorting to one of the other remedies hereunder in the event of a subsequent default): or
- C. The Seller shall have the right, at his option, and upon written notice to the Buyer, to declare the entire unpaid balance hereunder at once due and payable, and may elect to treat this contract as a note and mortgage, and pass title to the Buyer subject thereto, and proceed immediately to foreclose the same in accordance with the laws of the State of ~~Utah~~, and have the property sold and the proceeds applied to the payment of the balance owing, including costs and attorney's fees; and the Seller may have a judgment for any deficiency which may remain. In the case of foreclosure, the Seller hereunder, upon the filing of a complaint, shall be immediately entitled to the appointment of a receiver to take possession of said mortgaged property and collect the rents, issues and profits therefrom and apply the same to the payment of the obligation hereunder, or hold the same pursuant to order of the court; and the Seller, upon entry of judgment of foreclosure, shall be entitled to the possession of the said premises during the period of redemption.

17. It is agreed that time is the essence of this agreement.

18. In the event there are any liens or encumbrances against said premises other than those herein provided for or referred to, or in the event any liens or encumbrances other than herein provided for shall hereafter accrue against the same by acts or neglect of the Seller, then the Buyer may, at his option, pay and discharge the same and receive credit on the amount then remaining due hereunder in the amount of any such payment or payments and thereafter the payments herein provided to be made, may, at the option of the Buyer, be suspended until such time as such suspended payments shall equal any sums advanced as aforesaid.

19. The Seller on receiving the payments herein reserved to be paid at the time and in the manner above mentioned agrees to execute and deliver to the Buyer or assigns, a good and sufficient warranty deed conveying the title to the above described premises free and clear of all encumbrances except as herein mentioned and except as may have accrued by or through the acts or neglect of the Buyer, and to furnish at his expense, a policy of title insurance in the amount of the purchase price or at the option of the Seller, an abstract brought to date at time of sale or at any time during the term of this agreement, or at time of delivery of deed, at the option of Buyer.

20. It is hereby expressly understood and agreed by the parties hereto that the Buyer accepts the said property in its present condition and that there are no representations, covenants, or agreements between the parties hereto with reference to said property except as herein specifically set forth or attached hereto see attachment

21. The Buyer and Seller each agree that should they default in any of the covenants or agreements contained herein, that the defaulting party shall pay all costs and expenses, including a reasonable attorney's fee, which may arise or accrue from enforcing this agreement, or in obtaining possession of the premises covered hereby, or in pursuing any remedy provided hereunder or by the statutes of the State of ~~Utah~~ whether such remedy is pursued by filing a suit or otherwise.

22. It is understood that the stipulations aforesaid are to apply to and bind the heirs, executors, administrators, successors, and assigns of the respective parties hereto.

IN WITNESS WHEREOF, the said parties to this agreement have hereunto signed their names, the day and year first above written.

Signed in the presence of

Lennie Hamm
Lennie Hamm

Alton J. Gunderson
Maurice Gunderson
Seller

Richard R. Read
Buyer

Alton J. Gunderson
Maurice Gunderson

Approved Form: Utah State Securities Commission and Utah State Realty Association.
BLANK NO. 106—ARROW PRESS, 62 W. SECOND SO., SALT LAKE

Uniform Real Estate Contract

No.

200251

ADDENDUM TO REAL ESTATE CONTRACT

This addendum understood to ^{be} a continuation of that contract entered into by and between Gunderson and Read dated April 1989.

1. Purchaser agrees that use of property shall not be changed from present use as residential and agriculture.
2. Seller agrees to erect a stock field fence along south boundary of property.
3. Any change in the distribution of irrigation water to be at the expense of the buyer. Proper drainage to be maintained.
4. Monthly payments to be paid to The First Interstate Bank of Nevada. Central support Box 15188, Las Vegas, Nv. 89114-5188. Payable to the account of Alton J. Gunderson Account # 04I-014I2, or unless instructed otherwise.

Witness

Lenie Hamm
Lenie Hamm

R.R. Read

Richard R. Read
Buyer

Alton J. Gunderson
Maurice Gunderson
Seller

April 14, 1989
Date

Alton J. Gunderson
Maurice Gunderson

REQUESTED BY
Alton J. Gunderson
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

'89 APR 17 P1:30

SUZANNE BEAUDREAU
RECORDER 200251

\$ 7.00 PAID K12 DEPUTY
BOOK 489 PAGE 1822