

MANOUKIAN, SCARPELLO & ALLING, LTD.
ATTORNEYS AT LAW

LAKE TAHOE OFFICE
ROUND HILL PROFESSIONAL BUILDING
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CARSON CITY OFFICE
303 EAST PROCTOR STREET
CARSON CITY, NEVADA 89701
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PRE-NUPTIAL AGREEMENT

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THIS AGREEMENT, made and entered into this 7th day of February, 1979, by and between MICHAEL K. STRUTHERS, hereinafter referred to as STRUTHERS and SUSAN MARIE ZENTS, hereinafter referred to as ZENTS, both of Gardnerville, Nevada;

W I T N E S S E T H:

WHEREAS, Struthers and Zents intend to marry each other; and

WHEREAS, both parties desire to enter into an agreement whereby each will disclose to the other his or her separate properties and acknowledge that each desire to retain independent control of their separate properties; and

WHEREAS, the parties are desirous of reducing such agreement to writing;

NOW, THEREFORE, it is agreed by and between the parties hereto that, in consideration of the mutual understandings and undertakings which are recited herein, and other good and valuable consideration, it is hereby agreed as follows:

1. Struthers is possessed of the separate properties and separate obligations listed on Exhibit "A" attached hereto and incorporated herein by reference.

2. Zents is possessed of the separate properties and separate obligations listed on Exhibit "B" attached hereto and incorporated herein by reference.

3. The parties are in possession of certain jointly held properties listed on Exhibit "C" attached hereto and incorporated herein by reference.

4. Each of the parties hereto shall retain title, management and control of the properties now owned by them, whether real, personal or mixed, entirely free and unmolested by the other party and may encumber, sell, dispose, give or provide by Will for the disposition of any or all of said assets so separately owned or possessed; that at the death of either, no claim by community

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1 property shall be made by either of the parties hereto against
2 said separate property or against the estate of the other, except
3 for properties acquired from and after the date of marriage which
4 are held in joint tenancy or as community property; any property
5 acquired after the date of marriage in the name of one spouse
6 alone shall be deemed to be said spouse's separate property. This
7 Agreement, however, shall not be construed to prevent either
8 party from taking anything which is specifically left to such
9 party under or by virtue of any Will or testamentary disposition
10 to the other, or by intestate succession.

11 5. The separate property of the parties shall, in fact,
12 remain separate property even though community funds may be used
13 to improve the same or the proceeds therefrom are co-mingled with
14 community funds. Should community funds or the separate funds of
15 one spouse be used to improve the separate property of either
16 party the property shall, in fact, remain separate and there shall
17 be an irrebutable presumption that the moneys so used are, in fact,
18 a non-refundable gift. There shall be no presumption in favor of
19 community property, but rather a presumption shall exist that the
20 property is, in fact, the separate property of the party in whose
21 name said property appears. Only property which is acquired after
22 the date of marriage or property listed on Exhibit "C" which is
23 held as "community property" or as "joint tenancy property" shall
24 be presumed to be community property.

25 6. Should the parties desire to dissolve their marriage at
26 a future date, and should an action for divorce be commenced,
27 each party agrees that he or she shall make no claim against the
28 estate of the other which is contrary to this Agreement, but
29 rather both parties covenant and agree to execute a property
30 settlement agreement and any and all other documents which are
31 reasonably necessary to carry out the full intent and purpose as
32 existing herein.

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1 IN WITNESS WHEREOF, the parties hereto have hereunto set
2 their hands the day and year first above written.

3
4 Michael K. Struthers
MICHAEL K. STRUTHERS

5
6 Susan Marie Zents
SUSAN MARIE ZENTS

7
8
9 STATE OF NEVADA)
10 County of Douglas) : ss

11 Michael K. Struthers and Susan Marie Zents, being first duly
12 sworn, depose and say;

13 That they have read the foregoing and know the contents
14 thereof; and that the same is true.

15 Michael K. Struthers
MICHAEL K. STRUTHERS

16 Susan Marie Zents
SUSAN MARIE ZENTS

17 SUBSCRIBED and SWORN to before me
18 this 7th day of February, 1979.

19
20 [Signature]
NOTARY PUBLIC
21 R. D. ALLING
22 Notary Public - State of Nevada
23 Douglas County
My Commission Expires June 16, 1979

EXHIBIT "A"

Separate property of MICHAEL K. STRUTHERS as of February 7, 1979.

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1. 10 acres of land, Mottsville Lane, Gardnerville, Nevada, plus improvements thereon.
2. House and land, (Lot 50), 3556 Vista Grande Blvd., Carson City, Nevada.
3. Lot #4, Lakeview Estates, Carson City, Nevada.
4. 40 acres of land, Silver Springs, Nevada.
5. 1/3 interest, Flying S. Ranch, Gardnerville, Nevada.
6. .61 acres of land, Minden, Nevada.
7. 32 head Angus cattle (registered).
8. M.K. Struthers Plumbing Company.
9. 1978 Sea Ray motorboat.
10. 1978 Harley Davidson "low-rider" motorcycle.
11. Home Savings & Loan Association, account # TWENTY-FIVE THOUSAND DOLLARS (\$25,000.00).
12. Miscellaneous leather furniture.
13. Zenith television.
14. Dining ware set.
15. Washer and Dryer.
16. Refrigerator and Freezer.
17. Miscellaneous rifles, pistols and shotguns.
18. Coin Collection.

M.S.

EXHIBIT "B"

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1. All those real estate listings with Myers Real Estate which entitle Susan Zents to a future entitlement for services rendered as real estate agent prior to February 6, 1979.

Susan Zents does not own any real property.

2. ONE THOUSAND FIVE HUNDRED DOLLARS (\$1,500.00) in checking account, Security National Bank.

3. Small color T.V. (RCA).

4. Two stereo speakers ESS.

5. Children's furniture (miscellaneous).

6. Waterbed.

7. Miscellaneous kitchen utensils, flatware, dishes.

8. TWO THOUSAND NINE HUNDRED AND NINETY DOLLARS (\$2,990.00) back child support due from David Zents.

9. Sterio System.



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One set "Lifetime" Stainless Steel cookware and dish set.

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JM La

REQUESTED BY
Scarpello & Alling
OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

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LINDA SLATER
RECORDER
PAID *Ka* DEPUTY

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