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BUREAU OF PUBLIC AFFAIRS BUSINESS & TAXATION DIVISION

March 3, 2017

FILED

MAY 21 2018

Peter K. Keegan Deputy Attorney General Office of the Attorney General 100 North Carson Street Carson City, Nevada 89701-4717

Re:

Sharath Chandra, Administrator, Real Estate Division, Department of Business & Industry, State of Nevada v. Alexander Perez aka Alejandro Perez aka Alex Perez Real Estate Commission Case No. 2016-3035

Dear Mr. Keegan:

As we have discussed, this office has been retained to represent Mr. Perez in the above referenced matter. Following a review of the complaint it appears that the allegations against Mr. Perez are related to assertions that he is providing the services of a real estate broker, real estate broker-salesperson or real estate salesperson without the appropriate license (NRS 645.230(1)(a)) and engaging in the services of a property manager without the appropriate license (NRS 645.230(1)(b)). As defined by NRS 645.030, a real estate broker is an individual who, among other things,

for another and for compensation ... [s]ells, exchanges, options, purchases, rents or leases, or negotiates or offers, attempts or agrees to negotiate the sale, exchange, option, purchase, rental or lease of, or lists or solicits prospective purchasers, lessees or renters of, any real estate or the improvements thereon or any modular homes, used manufactured homes, used mobile homes or other housing offered or conveyed with any interest in real estate.

Real estate broker-salespersons and real estate salespersons are those individuals who engage in acts or transactions that are covered by the definition of a real estate broker. NRS 645.035 and NRS 645.040. A property manager is an individual engaged in property management which is defined as "the physical, administrative or financial maintenance and management of real property, or the supervision of such activities for a fee, commission or other compensation or valuable consideration, pursuant to a property management agreement." NRS 645.0195 and NRS 645.019.

Mr. Perez' actions which are identified in the complaint as requiring a license are related to seven specifically identified properties and his advertisements on four specific websites. As we

discussed, Mr. Perez owned an interest, either ownership or an option to purchase, in each of those properties, individually or via an entity. NRS 645.0445 explicitly states that NRS Chapter 645 is not applicable to the actions of owners of real property or individuals authorized to act on behalf of an entity who owns real property. Accordingly, he was not engaged in the business of a real estate broker, real estate broker-salesperson or real estate salesperson as he was not taking any action on behalf of another person but was acting on his own behalf, or on behalf of entities he owns, thus such behavior is exempt from the provisions of NRS Chapter 645. As evidence of Mr. Perez' interest in each of the properties please find enclosed:

- 1. 201 W. Adams St.: a Special Warranty Deed transferring the property to LV Housing Solutions LLC; Articles of Organization for LV Housing Solutions LLC identifying Alejandro Perez as a Managing Member; and, a Residential Offer and Acceptance Agreement identifying Mr. Perez as the Seller.
- 202 Bar None Ln.: a Residential Lease and Option to Purchase Agreement granting Nobel Property Management LLC an option to purchase; and Articles of Organization for Nobel Property Management LLC identifying Mr. Alejandro Perez as the Managing Member.
- 3. 1213 River St.: a Residential Lease and Option to Purchase Agreement granting Nobel Property Management LLC an option to purchase.
- 4. 345 Fir St.: a Lease Agreement with Option to Purchase granting Nobel Property Management LLC an option to purchase.
- 5. 687 Carlin Ct.: a Grant Bargain and Sale Deed transferring the property to CRNICH LLC; Articles of Organization identifying Mr. Alejandro Perez as the Manager of CRNICH LLC; and, a Residential Offer and Acceptance Agreement showing Mr. Perez as the seller.
- 6. 993 River St.: a Grant Bargain and Sale Deed transferring the property to Alejandro I. Perez; a Residential Offer and Acceptance Agreement showing Mr. Perez as the seller; and, a Grant Bargain and Sale Deed transferring title from Mr. Perez to Mr. Heimer.
- 7. 811 Westwood Dr. #9: a Bill of Sale, and supporting documentation, transferring the manufactured home to Alejandro Perez.

Finally, please be advised that Mr. Perez has not had control of the domain names www.nobankcreditneeded.com and www.sellyourelkohomefast.com since September, 2016. Those domains are owned by a different individual who, despite Mr. Perez' requests, has failed to remove Mr. Perez' entity names from the websites.

As we discussed on the phone, Mr. Perez did not receive any of the previous notices from the Real Estate Division. Obviously, had he received any of those previous communications he would have provided this information at that time and hopefully avoided the confusion regarding ownership interests in the properties at issue. Nonetheless, now that he is aware of the issue Mr.

Peter K. Keegan March 3, 2017 Page 3

Perez is eager to clear up any confusion and assure the Real Estate Division that he is complying with Nevada law. Thus, following your review of this information, please contact my office to discuss resolving the pending Complaint. Further, should you have any questions, please do not hesitate to contact my office.

Sincerely,

JENNIFER MAHE

Cc: Client w/out enclosures

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RESIDENTIAL OFFER AND ACCEPTANCE AGREEMENT



1 RECEIVED EDOM			athurinope;
1 RECEIVED FROM J. S.	ntos Castaneda	Maria G. Saldana	
3 hereinafter designated as B	UYER, the amount set forth be		
5 for the real property sinustry	\mathcal{O}	low as EARNEST MONEY DEPOSIT of ALLANDAR AND ACTION OF LIKE COURTY COUNTY Adams	of account of the PURCHASE
6 State of Nevada, commonly	described as 201 West (legal description to be so intend to occupy the property of	aled Area of Blko D County	DOLLARS),
7 APN 001 752 008	(legal description	Adams	UI ZEIRO
8 BUYER & does, 🗆 does no	(legal description to be s	upplied in escrow).	*
9	- La sun hipheith B	n a residence.	
10 EARNEST MONEY DEPO	SIT Evidenced by Richard	or Flash	
11 payable to PATCO 12: then deposited within one (1) 13 Authorized escrew holder to		, held uncashed until acceptance	\$1,000.00
12 Authorized within one (1)	business day of acceptance with	PATCO neid uncashed until acceptance	and
13 Authorized escrow holder to	he selected by MBUYER USE	LLER.	
15 BALANCE OF CASH DOW	VALUE AND STORY		
16 Source of down payment per	annal and in (not including a	losing costs)	S + 04=
			\$4,215.00
18 CASH PURCHASE BUY	ER to provide evidence mites	ctory to SELLER, of sufficient cash availa	
19 within days of written	acceptance.	story to SELLER, of sufficient cash availa	ble to complete this purchase
21 3/23/2 7770000			Parties hereige
21 NEW FIRST LOAN PROCE 22 EFixed Rate for 30 years	EDS: OConventional, EFHA.	DVA DRUM DR	_
22 DAdjustable Rate for 30 years	. Interest not to exceed 5	%.	s 140785
24 exceed of	years. Initial litterest not to exce	ed % marinum 1:5-:	
- CONDITION PDA	CEPAG CO		•
25 NEW SECOND LOAN PRO- 26 DFixed Rate for years 27 DAdjustable Rate for	. Interest that to exceed	A, UYA, URural, UPrivate	5
27 DAdjustable Rate for	years. Initial Interest por to owner	6. % maximum lifetime rate not to	
28 exceed %.	TARREST HOL ID EXCE	50 % maximum lifetime rate not to	
27			
30 Payment shall include: Clinte	rest only OR EiPrincipal and f	nieres	
32	unpounded monthly by lender or	paid directly by DI IVED	
33 BUYER to look long towns in			
34 BUYER to pay discount points	not to exceed o	r BUYER agrees to pay prevailing rates	
			%.
38 All semaining forms	in fees which can	ant he paid by the proven	
38 All remaining loan fees shall be 39 PML MIP, VA funding fee, if a	paid as required by law, ordinar	, USELLER. mot be paid by the BUYER pursuant to Fluce and/or regulation.	IA or VA regulation.
40	.y, to be pubaid in cash, Kifinai	nced. Opaid monthly	
41 O'THER (Specify in Additional 42	Danma and or an	a	
42	terms and Conditions or Financi	ing Addendumi);	
43 TOTAL PURCHASE PRICE is	The sum of (not including		\$
AC T O INT A WALL			s 146,000
45 LOAN APPROVAL Within	five (5) days of acceptance, BII	YED appear of the least	110 000
47 SELLED based was lender of B	UYER's choice, (2) authorize	YER agrees to (1) submit completed loan ordering of the appraisal; and (3) furnish of debt to income ratios. This offer is co	application, including all
48 ability to deliver to SELE CO.	rectual credit report and review	of debt to income ratios This	h a pre-approval letter to
49 to accompable anaminal	wer or roun abbroast tapicy jucy	ides income vocisante	warranged about ROAEK.2
50 consents to the landada	review of bremminary report	from title comment in the	n avaliable funds, subject
any of these conditions SELLE	tour status and conditions of a	poroval to the SELLED and D	BUYER CHILD
72 return earnest money deposit to B	UYER less expenses incommand	this Agreement and both parties agree	to cause the ground and
	and and arrange unegated by	BUYER	The cacton and
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Profession of the second			¥ €
Page 1 of 9 Address	201 Wast Adams	-DS An Elko	7 E 30
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DYDERCE	94 FUEB WEB 44441	have read this page.	ROA 1/9
			ervice. Instanetions

1 SALE OF OTHER PROPERTY BUYER must check one of the following:
2 80 A. This Agreement is not comingent than conveyance of DILVED to account
3 OK
4 Q B. This Agreement is contingent upon conveyance of BUYER's property described as:
1. In escrow \(\sigma\) with a non-contingent on the sale of another property offer OR \(\sigma\) with a contingent offer scheduled to close
on or before on or before property offer OR U with a contingent offer scheduled to close
SELLER shall have the right to continue to offer this property for sale and accept written backup offers only, subject to the BUYER's rights under this Agreement. If the escroy on RIVER's property does not always a subject to the
BUYER's rights under this Agreement. If the escrow on BUYER's property does not close by Agreement will terminate unless the BUYER and SPI TERM of SP
Agreement will terminate unless the BUYER and SELLER otherwise agree in writing. BUYER shall provide information regarding the listing and escrow on BUYER's property and related except in writing.
regarding the listing and escrow on BUYER's property and related escrows, including but not limited to, closing date, loan
status, inspections and all additional contingencies, within days of acceptance. BUYER authorizes SELLER or SELLER's Agent to obtain updates on the BUYER's listing or escrept
SELLER's Agent to obtain updates on the BUYER's lighting or escrow. days of acceptance. BUYER authorizes SELLER or
2. U currently listed OR U will be listed within days in the MLS System by a REALTOR®. SELLER shall have the
right to continue to offer this property for sale and accept written backup offers only, subject to the BUYER's rights under this Agreement. If the BUYER's property does not obtain an accepted offer within
this Agreement. If the BUYER's property does not obtain an accepted offer within days and go into escrow scheduled to close on or before this Agreement will terminate unless the BUYER and CELLER.
to close on or before, this Agreement will terminate unless the BUYER and SELLER otherwise
agree in writing. BUYER shall provide information regarding the listing and escrow on BUYER and SELLER otherwise escrows, including but not himited to, closing date, loan status, inspections and all addition.
escrows, including but not limited to, closing date, loan status, inspections and all additional contingencies, within days of acceptance. BUYER authorizes SELLER or SELLER's Agent to obtain undertained to the second status.
22
23 CLOSING Close of accromy to be
24 writing, close of escrow date shall not show the shall not show in
24 writing, close of escrow date shall not change from the originally agreed upon closing date. Both parties shall deposit with the 25 authorized escrow holder all funds and instruments necessary to complete the transaction in accordance with the terms herein.
20 that accordance with the terms herein.
27 DEFINITIONS BROKED includes
27 DEFINITIONS BROKER includes cooperating Brokers and all Licensees. DAYS means calendar days unless otherwise specified. BUSINESS DAY is a day other than a Saturday or Sunday or a day on which banks in Nevada are authorized or required by law to close. ACCEPTANCE (DATE OF ACCEPTANCE) means the date on which this Acceptance authorized or required
29 by law to close. ACCEPTANCE (DATE OF A CONTROL OF A CO
30 are fully executed and delivered that it they are progressive and any other counter offers
31 authorized representative transmitted by fractions
32 be deemed to have occurred at the time with a second of the first with the event of fax transmission, delivery shall
33 delivery and receipt shall be deemed to have occurred three (3) days following the date of mailing, evidenced by the postmark on the
34 envelope containing the delivered material. In the event of ELECTRONIC DELIVERY, delivery and receipt shall be deemed to have
35 occurred as set forth in NRS 719.020.
THE PROPERTY AND ADDRESS OF THE PARTY AND ADDR
37 COUNTERPARTS AND SIGNATURES The BUYER and SELLER acknowledge and agree a) this Agreement may be executed as in several counterparts, each of which shall be deemed an original and all of which several counterparts.
38 in several counterparts, each of which shall be deemed an original and all of which counterparts together shall constitute one and the
40 Signalures transmitted by placeragic devices of the
40 signatures transmitted by electronic delivery shall be acceptable for all purposes under this Agreement; and c) signatures transmitted by electronic delivery shall be acceptable for all purposes under this Agreement; and c) signatures transmitted
by electronic delivery shall be accepted as original signatures, and such signatures are as binding as a wet signature.
43 VESTED TITLE Title shall vest as designated in Escrow Instructions.
45 APPRAISAL BUYER Initial Required 46 Included Waived
47 : Personal Visived
Appraisal fee to be paid by BBUYER OSELLER. It is expressly agreed.
49 10 incur any penalty by forfaints as a second of the property of
49 to incur any penalty by forfeithre of earnest money deposit if the appraised value of the property (excluding closing costs) is less than 50 the amount specified as the purchase price. The BUYER shall, however, have the option of exceeding with the property.
50 the amount specified as the purchase price. The BUYER shall, however, have the option of proceeding with the consummation of the amount of the amount of the appraised valuation.
and the state of the ship are state appraised valuation.

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3 record, if any, which do not mater 4 acceptance, SELLER shall order a property of 5 (5) days from BUYER's receipt of 6 objection is delivered to SELLER's B 7 use due diligence to remove those except BUYER may elect to purchase, subject to purchase, and the deposit shall be recorded.	addition to any encumbrances referred to herein, BUYER shall take title to the animal (2) Covenants, Conditions, & Restrictions (CC&Rs), rights of way, itally affect the value or intended use of the property. Within two (2) I eliminary report from a title company and CC&Rs if applicable, for the property preliminary report and CC&Rs, all exceptions shall be deemed approve roker within this five (5) day period. Should BUYER object to any exception eptions before close of escrow. If those exceptions cannot be removed before to the existing exceptions or BUYER may elect to terminate all right wined to BUYER, less expenses incurred by BUYER to the date of terminate of objections, SELLER shall deliver written notification to BUYER's Broker with	and easements of business days of perty. Within five yed unless written as, SELLER shall be close of escrow, is and obligations
12		
13 TITLE AND CLOSING COSTS		
14 DBUYER ESELLER shall pay for a	(Standard) owner's policy of title insurance.	
13 PEDULER USELLER Shall hav for a	(Standard) landar's policy of site to	
TO DOTTEN SYMPLE REGILIOUSI CONGLETO.	policies are available. All costs associated with additional coverage policies	to be paid for his
17 OBUYER, OSELLER, Clother	parales parales	to de lund tot til.
18 Escrow Fee to be paid by □BUYER, 19 Transfer Tax(es) to be paid by □HUY	USELLER, Risplit equally.	*
20 All remaining closing costs shall be post	id in customary manner as required by law, ordinance and/or regulation.	
21	o in customary manner as required by law, ordinance and/or regulation.	
22 OMISSIONS FROM ESCROW INS	TRUCTIONS The omission from	1.
23 preclude any party from enforcing that	TRUCTIONS The omission from escrow instructions of any provision provision. All representations and warranties shall survive the conveyance of	herein shall not
25 PRORATION Any and all rents, o	axes, interest, homeowner association fees, payments on bonds and assessm	inter become d. f.
		lenosits, advance
28 Length, of considerations involving hit	tre lease credits shall be credited to BUYER at close of escrow.	-posto, novance
29 REASSESSMENT OF PROPERTY	TAY The DIVER is added a	
30 which may result in a tax increase or de	TAX The BUYER is advised the property may be reassessed upon chan	ge of ownership
31	***************************************	
32 HOME WARRANTY CONTRACT		
33 BUYER Initial Required	N _i	
34 Included Waived		
35 L. / J & / N 36 for by CBUYER, CISELLER, Clothe	A home warranty contract, shall be selected by DBUYER, DSE	ELLER and paid
37 contract shall become affective of class	. The	home warranty
38 The Brokers herein have informed both		
39 particular program.	parties that such protection programs are available. Brokers do not approve	or endorse any
40		
41 SELLER'S REAL PROPERTY DISC	LOSURE FORM The SELLER will provide BUYER, at time of writte	
42 completed Seller's Real Property Dice	deriver Come with the state of	an acceptance, a
43 Shall return an acknowledged copy to SE	ELLER or terminate this Agreement in writing within four (4) business days	of receipt
45 DISCHARAGE DIAMED	()	or receipte.
46 a substitute for property increasions by	nat the above Seller's Real Property Disclosure Form is for disclosure purp	poses and is not
47 specialty contractors such as mofine con	tractors and rest sent at interest or the sent at the sent sent at the sent sent sent at the sent sent sent at the sent sent at the sent sent at the sent sent at the sent sent sent sent sent sent sent sen	ral contractors,
48 appropriate. BUYER understands and as	cknowledges the Brokest in the transaction is urged to retain such expens the	hat are believed
		the property or
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31	1) B	
52 ITEMS NOT ADDRESSED Items	of a general maintenance or cosmetic nature which do not materially affect	Value of vice of
	e time of acceptance and which are not expressly addressed in this Agreeme	and are deemed
54 accepted by the BUYER.		man substituti
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1 INSPECTIONS Acceptance of thi	s offer is su	bject to the	following re	served right	DIIVED has the sist	it to inspect the property,
				imited to. H	Censed contractors use	it to inspect the property,
3 and any other qualified professionals v	ho will ing	pect the pro	perty.	and the tr	remare continuetors, cc	union amional madectors
4 BUYER Shall indicate inspections to 1	habulani er	Ar tensional	In No. 12.	low. The fo	llowing is not a come	rehenriva live of access.
5 inspections; therefore, BUYER should	add any ad	ditional insp	ections nece	sary to satis	fy the BUYER under	"OTHER."
7 All inspections shall be completed an 8 expense to either party	d copies of	all inspect	ions shall be	provided to	both BUYER and S	ELLER at no additional
The same of the contract of th	of accepta	ice; OR				
11 Within the time frame specified above	DILL STREET	ipt of SELL	ER's written	acceptance of	of Lien Holder(s) Shor	t Sale approval
11 Within the time frame specified above, 12 A. approval of the inspections with				writing one	of the following:	
13 B. approval of the inspections with	our requiri	ng any repai	rs; OR			
B. approval of the inspections with respond in writing within five (in Notice (or Required	Repairs or	an Addendu	m listing all required	repairs. SELLER shall
15 C. termination of this Agreement	of White on	ciivery; OK				74
15 C. termination of this Agreement i 16 or reasonably justify such a dec	iogga sichterettä att	exhigitation	now the co	idition(s), rev	realed by any inspection	on report materially and/
17 If any inspection is not completed by	ba dendilae	elent forms				
17 If any inspection is not completed by 18 cost of repairs that inspection would	have preco	, war mspe	Clion is deen	sed waived a	and SELLER is releas	ed from liability for the
19 BUYER acts reasonably in terminating	the Agrees	nest beend	neu nau n i	een conduct	ico, except as otherw	ise provided by law. If
20 released from any and all obligations to 21 BUYER.	o SELLER	and antida	to a solution	nable condit	ions revealed by the i	nspection(s), BUYER is
21 BUYER.	O CHELLEIK	and cuttic	ч ко и тепрпо	or the carn	iest money deposit, le	ss expenses incurred by
22	et en					
23 INSPECTIONS		Included	Waived	N/A	wa A a a	-
24 PEST INSPECTION			£0		Paid)	
25 HOME INSPECTION	00		80	ä	□ BUYER	O SELLER
26 HEATING SYSTEM INSPECTION	¥.	ū	<u> </u>	<u> </u>	D BUYER D BUYER	O SELLER
27 COOLING SYSTEM INSPECTION	de la		60	ä	D BUYER	O SELLER
28 SURVEY Type	(f)	. 0	80	ā	D BUYER	O SELLER O SELLER
29 WELL QUALITY	1		K		O BUYER	☐ SELLER
30 WELL QUANTITY 31 SEPTIC PUMPING	100		KI		O BUYER	O SELLER
32 SEPTIC INSPECTION	1	ū	E		☐ BUYER	CI SELLER
33 SEPTIC LID LOCATION/REMOVAL	1.		80		C BUYER	O SELLER
34 FIREPLACE INSPECTION	1	<u> </u>	80	Q	□ BUYER	C) SELLER
35 WOODBURNING DEVICE INSPECTI	033		E 3		☐ BUYER	O SELLER
36 (In the event device does not ment all	UN		81		☐ BUYER	
	ipplicable c	odes and/or	laws, the co	st of its remo	oval shall be the respon	asibility of the
38 OIL TANK TEST Type	a direction	THEPRACE (O	be restored	to working o	rder at SELLER's exp	ense,)
39 (If oil tank needs to be filled to perform	n mer BIIV	יוניייי בין פוסי	2	_ O	D BUYER	CI SELLER
	ij icat, DO E	EV CT WIII'	יים אווע אסניז בו אווע אסניז			
41 OTHER	*(E)	ō	<u>.</u>	<u> </u>	B BUYER	O SELLER
42 OTHER	10)	<u> </u>	ö		CI BUYER	☐ SELLER
43	AST TO SERVICE STREET			_	☐ BUYER	C SELLER
44 (KG 5) (Buyer Initials	BUYER a	ffirms the	alinve celecti	one		
						19
46 SELLER agrees to provide reasonable 47 inspections and re-inspections as provide	access to t	he property	to BUYER	at well or	increates	PATTA FROM
47 inspections and re-inspections as provid 48 SELLER agrees to have all utilities in ser	ed in this A	Agreement a	and to repres	entatives of	lending inclinations 5	ing buter, for both
48 SELLER agrees to have all utilities in ser	vice the day	of inspect	on and until	close of eser	comming mandations is	oi appraisai purposes.
	4					
50 REPAIRS SELLER agrees to pay for 51 conditions indicated on Appraisal Report	and comple	te repairs in	an amount l	VOT to exce	ed S. 1000	For all access
						tot all repair
52 the Seller's Real Property Disclosure F 53 Form or which has been discovered to	omn or disc	overed by S	SELLER but	not disclose	d in the Seller's Real	Property Discharge
53 Form or which has been discovered to 54 BUYER prior to close of escrow. The I	be materia	lly worse th	ian was indi	cated. A co	py of repair invoices	shall be delivered to
54 BUYER prior to close of escrow. The 155 deferred maintenance on the subject prop	stokers hen	ein have no	responsibili	y to assist i	n the payment of any	Tepair, correction or
55 deferred maintenance on the subject prop 56 and SELLER or requested by one party.	erty which	may have t	een revenled	by the above	ve inspections, agreed	upon by the BIJYFR
the beautiful of requested by one party.						
10 e 84				23		
L. Carlo	1.4G		n	5		
Page 4 of 9	201 Wes	t Adams	ApElko	10)	My	Canan and
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Included 2 [MGS]	Wolved			
3 agreed upon repairs complete	d no later than 3 de	INSPECTIONS to be ays prior to Close of E	paid by O BUYER RD S scrow and BUYER shall I	SELLER. SELLER shall have all bave the right to re-inspect.
5 PINAL WALKTHROUGH 6 with the terms of this Agreem	BUYER shall have			of escrow to ensure compliance
8 CONDITIONS SATISFIED 9 satisfied according to its term 10 writing is agreed to by the par 11	tiniece mained in make.	and the state of the state of	ndition, contingency, app party within the time lim pletion of this transaction.	noval and disapproval shall be its specified, or an extension in
12 PHYSICAL POSSESSION 13 alarms, and garage door open 14 Occupancy Agreement; OR 15	by Residential Lease/Re	ental Agreement.	er, er nhou tecologiion o	
16 DESTRUCTION OF IMPRO 17 materially defective prior to 18 Broker, and earnest money dep 19	VEMENTS If the in close of escrow, BUY posit shall be returned to	nprovements of the pro ER may terminate the BUYER.	perty are destroyed, mate Agreement by written	rially damaged, or found to be notice delivered to SELLER's
20 FIXTURES All items per 21 floor coverings, central vacuur 22 screen(s), storm sash, combina 23 spas with related equipment, s 24 screen(s), electric garage door (25)	tion doors, awnings, TV tolar system(s), conform opener(s) with control(s)	v antenna(s), satellite o	lish, burglar, fire and sin	toke alarms, built-in pools and
27 are included to the				
27 are included in the purchase pri	ce, free of liens, EXCLI	UDING no exclusio	ns	
29	44			
30	4.27		PH.	
31 PERSONAL PROPERTY 32 purchase price and shall be tran 33 personal property after close of 34	The following persona sferred to BUYER free escrow; none	al property, on the pro of liens at close of escr	emises when inspected by ow with no warranty imp	y BUYER, is included in the
35	¥11			
36			14	
37 BONDS AND ASSESSMENTS 38 has a principal balance or requi 39 Classumed by BUYER, Clother 40	6 (Other then Common res settlement in full pri	n-Interest Communiti ior to close of escrow,	es) In the event there is	s a bond or assessment which shall be Opaid by SELLER,
The second secon	o fired no later then Gue	tine existing at time of the distribution of the purchase price (5) days prior to close	written acceptance, allowing if fuel is purchased by of escrow. Fuel credit at	ing for normal use up to close BUYER, SELLER to contact mount to be submitted to title
66 SYSTEMS AND MAINTENAN	Tichirms landsami-	n is delivered, SELLE rounds, appliances and	R shall maintain the prop systems. SELLER agree	erty in its entirety including, s to deliver the property in a
9 above: no exclusions	anove an ucons and pe	rsonal belongings. Th	e following items are sp	ecifically excluded from the
50	(35)			
	1948			
	50 	19	14	
· .	70			

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4 footage of 5 hedges,	of parcel or building, or lowalls, or other barriers mi	cation of property lines	, may not be accurate.	rs regarding age of improvements, size, and squa Apparent boundary line indicators such as fence	are es,
7 purchase	decision. BUYER has no	L received or relied uno	y concerns with conditions	ions that are an important or critical element of t	the
9 Listing S	ervice, computer or adver	tisements, and feature :	dreament of in any attac	chments. The information contained in the Multip	ple
12 property 13 action or		Brokers in the transac	is necessary to close e	scrow shall be deemed as final acceptance of i	
Lat	ON-INTEREST COMMU	19.0	,		
16 The prop	erty 🛘 is 🕄 is not located i	n a Common-Interest C	ommunity.		
I / II-80, CON	uplete the following:		-		
18 SELLER	to provide, at SELLER's	expense, BUYER Con	mon-Interest Commun	pity documents ("Resale Puckage") as required 1	hv
	4109. SELLER to order Room transfer fees to be paid to				•,
21 Association	on set up fees to be paid by	OBUYER OSFILED	K, U other		
ZZ Umer Ass	sociation fees related to the	transfer of the Common	-Interest Community n	aid by DBUYER, OSELLER,	-
25 document	ant of any definquent assess \$ shall be paid current by	sments including penal the SELLER at close a	ties, attorney's fees, at	nd other charges provided for in the managements disclose knowledge of apcoming and pendir	Ωt
	7001			ust disclose knowledge of upcoming and pendir	ıg
27 Existing A	Assessments levied shall be	paid by BUYER, OS	ELLER, Dother	N .	
26 Assessme	ots levied, but not yet due.	shall be paid by CIRIIN	יים ווססרו פסונססרו פסי	her	•
47 DUICK	o nave tive (b) days from :	receipt of Resale Parkag	te for ravious 16 des Di	UYER does not approve the Resale Package, the	;D
31	man to seminer, titling no Bive	a within my same mas (o) day period.		
32 AREA R	ECREATION PRIVILEC	ES AND RULES	If applicable, SELLE	R shall relinquish, on or before close of escrow	.,
34 improvem 35 relinquish	ents. Upon close of escre	w, SELLER agrees to	pay replacement char-	Restail reimquish, on or before close of escrownimon-interest community facilities and general ges for identification cards or keys that are normality facilities and general improvement policies.	al
37	reorderion bittinges; mid 85	speciated costs bitot to c	lose of escrow.		
38 LAND U	SE REGULATION T	he BUYER is advised t	he property may be su	ibject to the authority of the federal government	
41 environme 42 to research 43 warranties 44	nd use and environmental intal regulations that may a h the possible effect of a regarding the existing perm	regulations that may pply to the property and pplicable land use and uissible uses or future re	apply to the property may affect BUYER's	ital entities, from time to time, have adopted an . Due to the uncertain effect of land use an intended use of the property. BUYER is advised	d d
46 hazards as 47 may be no 48 financial in		anche conditions, freezi onal insurance in order or guaranteed by an age	ing comperatures, snow	be located in an area found to have special floor v loads, seismic activity and/or wildland fires. I ted by the property from any federally regulater rument. For further information, consult your	E
51 WATER I		may be required, at so	me future date to leave	or the costs of installation of water meters and/or	
52 conversion 53	7.				
54 WELLS	Many factors may affect	the performance of a wi	ell system. If the prope	rty includes a well, BUYER may be required, at	
55 some future 56 Septic System		connecting the Property	y to a public water syst	erty includes a well, BUYER may be required, at tem. See Information Regarding Private Well and	L
		200		5	

Buyer Adams Riko No RSAR 0006

Buyer Adams Riko No RSAR 0006

ROA 60

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	· 8		7.5		
1	ADDITIONAL FEES	Some areas may include/imp	osc additiona	I fees or charges for the remedi	Blion of water systems
2	SEPTIC SYSTEMS				
	connecting the Propert	y's plumbing to a public sewer a	lic system, Bi ystem, See In	UYER may be required, at som formation Regarding Private W	e future date, to incur the costs of
~		JYER assumes all future costs as			
		30 A			
9	PRIVATE ROADS shall disclose the exist	If the property shares a commo ence of any road maintenance ag	n road or accore	ess driveway or right of way wi	th other property, the SELLER
10	WATER RIGHTS	When I had be			
	agreement,	water rights, if any, to be	included wi	th the property unless specific	ally excluded by deed or mutual
13					
14	TAX WITHHOLDIN	G (FIRPTA) Unless the pro	neriv je sem	ired for nea or a primary maid	nce and is sold for no more than
		from the Internal Revenue Seri	ice station th	TURBIGN SELLER AFFID	AVIT, or (b) WITHHOLDING
18		requires 10% of Seller's proces FY TAX ACT (IRC Section 144,		theid by escrow to comply with	in the event none of the foregoing the FOREIGN INVESTMENT
19					20
20	TAX DEFERRED EX	CHANGE In the event BUY	ER or SELLI	ER wishes to enter into an IRC	ax deferred exchange for the real
22	execution of documents	an, each of the parties agrees to	cooperate wit	h the other party in connection	ax deferred exchange for the real with such exchange, including the
23	delay the closing, all a	dditional costs in connection will	the time comban	the same. Provided that the off	per party shall not be obligated to
24	other party shall not be	obligated to execute any note.	contract dec	ge shall be borne by the party	requesting the exchange, and the for any personal liability which
					for any personal liability which ility arising or is claimed to have
26	arisen on account of the	acquisition of ownership of the	exchange pro	perty.	mily arranged to taken to have
	ADDITIONAL TERM	S AND CONDITIONS:			
30	Seller to pay	an amount not to e	o haanr	ISON torranda harra	
94	and prepaids a	at close of escrow.	NA COLUMN	200 COMETOR DITABLE	crosing costs
32					
33	W. Danie	سينا الأدام			.
34 35	* REPOIR	ALOWANCE	Fore	APPRIOISIAL	CONDITIONS
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51 52 T	THE FOLLOWING IT	110 North 1 100 No	gr.		
53 P	2 Duting Owned by a Man	VE BEEN RECEIVED AND A	ACKNOWL	EDGED BY BUYER:	
22 6	Duties Owen by a New Environmental Contact	ada Keal Estate Licensee			
55 E	HUD Inspection For w	our Protection: Get a Home Inst			
אס ע	J information Regarding	Private Well and Sentic System	/CCI(0)]		
7 R	Residential Disclosure	Guide			

Address Page 7 of 9 Buyer | S. /M. S. | and Selle | |] have read this page.
This copyright protected form was produced using Instanct Solutions' Instanct Forms service. FRSAR 01/16 ROA 7/9 Instanetronius

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1	THE FOLLOWING ADDENDA AND EVHIPTED ADD AND EVHIPTED ADD
2	THE FOLLOWING ADDENDA AND EXHIBITS ARE ATTACHED AND INCORPORATED Common Interest-Community Information Statement "Before You Purchase Property in a Common-Interest Community"
3	Consent to Act
4	☐ Residential/Lease Rental Agreement
5	Lead Based Paint Addendum (if property built prior to 1978)
6	C Range Land Disclosure
7	O SELLER Financine Addendum (Recidential)
R	U Short Sale Addendum to the Offer and Acceptance Augustine
7	W SHULL I CHIL REFECTION to Occupy After Close of Connection
10	U Used Manufactured/Mobile Home Disclosure
11	Other_
12	
13	TIME IS OF THE ESSENCE Time is of the essence of this Agreement.
14	ante is of the essence of this Agreement.
15	NEVADA LAW TO APPLY Nevada law shall apply to the interpretation and medical
16	NEVADA LAW TO APPLY Nevada law shall apply to the interpretation and enforcement of this Agreement.
17	SELLER DEFAULT If SELLER defaults in the performance of this A
18	SELLER all of BUYER'S actual dampages that BUYER and a second from
19	SELLER all of BUYER'S actual damages that BUYER may suffer as a result of SELLER'S default, and to pursue any and all other remedies available at law or in equity (including specific performance).
20	
21	BUYER DEFAULT BUYER must initial only one of the following.
22]	If BUYER defaults in the performance of the late of the following.
24 (A. Land Market of this Agreement SELLER shall have the right to: A. Land Market of this Agreement SELLER shall have the right to: deposit. BUYER and SELLER hereby acknowledge that SELLER may retain, as its sole legal recourse, the earnest money
25	deposit. BUYER and SELLER hereby acknowledge that SELLER'S actual damages would be difficult to measure and that the carnest money deposit is a fair and reasonable estimate of such damages.
26 (OR
27 1	B. [] (Buyer Initials) Actual Damages: SELLER shall have the right to recover from BUYER all of SELLER'S actual damages that SELLER may suffer as a result of BUYER'S default, and to present a second of SELLER'S
28 a	ictual damages that SELLER may suffer as a result of RILYED'S default.
30 c	actual damages that SELLER may suffer as a result of BUYER'S default, and to pursue any and all other remedies available at law
31	"NY
32 N	MEDIATION For information purposes only. If a dispute arises out of or relates to this Agreement, or its breach, the parties are livered that the local Association of REALTORS® has a Dispute Resolution Sequence (ODE) and the parties are
33 a	tware that the local Association of REALTORS* has a Dispute Resolution Service (DRS) available. A DRS brochure is available
34 u	pon request. A DRS brochure is available
35	
36 <i>A</i>	ATTORNEY FEES In the event either party is required to engage the services of an attorney to enforce this Agreement, the
37 p	nevailing party in any proceeding shall be entitled to an award of reasonable attorney's fees, legal expenses and costs.
38	
39 C	CODE OF ETHICS Not all real estate licensees are REALTOR(S)*. A REALTOR* is a member of the National Association of
₹U-R	EALTORS® and therefore subscribes to a higher ethical standard in the industry, known as the REALTOR® Code of Ethics. To
H re	eceive a copy of the REALTOR® Code of Ethics, ask your real estate professional OR, the local Association of REALTORS.
12	to the local Association of REALTORS's
13 P	ROFESSIONAL CONSULTATION ADVISORY A real estate Broker is qualified to advise on real estate. The parties are
4 no	dvised to consult with appropriate professionals including, but not limited to, engineers, surveyors, appraisers, lawyers, CPAs, or their professionals, on specific topics including, but not limited to, land use consultation between the professionals.
10 C	ther professionals, on specific tonics includes but and limited to the confidence of
6 pl	hysical condition, legal, tax, water rights and other consequences of the transaction.
	The state of the Helipholion,

1 2	SELLER has agreed, by separate listing agreement, to pay real As published in the MLS, 2.5 % of the accepted price, or \$, shall be paid to the BUYER's Broker,
3	RE/MAX Gold , it	rrespective of the agency relationship.
5	EXPIRATION OF OFFER This offer shall expire unless ac	ceptance, including delivery thereof, to BUYER or to 10
7		
_		incorporated and attached contain the entire Agreement of the partie spect to the property which are not expressly set forth herein. Th
9 10		y both parties. Both parties acknowledge that they have not relied o
11	any statements of any real estate Brokers which are not herein	expressed. BUYER acknowledges having read and approved each of
12		described property for the price and on the terms and condition
	specified.	
15	BUYER Santos Castaneda, BUYER MCCCC 6 Saldana	DATE 10/3/16 TIME 4500m
16	0. Santos Castaneda	12/2/2
17	BUYER MINICI G SCIONA	DATE 1015/16 TIME TO DIT
19	Control of the contro	
20	BUYER's Agent Name Amenda Etheridge	BUYER's Broker Name Jessa James
22	DO LERE'S Agent reduce Amounta Ecterations	DO LEK'S DIOKE Hallie odby owney
23 24	BUYER's Agent License # 0072231	BUYER's Broker License # 0052231
_	Phone 775.934.4081 Fax	Company Name RE/MAX Cold
27	BUYER's Agent Email aetheridge76@gmail.com	Office Address 905 Railroad Street #202
	BUYER's Agent Signature (Uccases aclaumledgement of receipt of deposits)	City/State/Zip glko NV 89801
31	SELLER'S ACCEPTANCE, COUNTER OFFER OR REJ	
		RITHIN IN AIGREMENTS C
		e provisions of this Agreement. Authorization is hereby given the
33 34	SELLER acknowledges having read and approved each of the Brokers in this Agreement to deliver a signed copy to BUYER	
33 34 35	SELLER acknowledges having read and approved each of th Brokers in this Agreement to deliver a signed copy to BUYER Service or Association of REALTORS® at close of escrow.	e provisions of this Agreement. Authorization is hereby given the land to disclose the terms of sale to members of a Multiple Listing
33 34 35 36	SELLER acknowledges having read and approved each of the Brokers in this Agreement to deliver a signed copy to BUYER	e provisions of this Agreement. Authorization is hereby given the land to disclose the terms of sale to members of a Multiple Listing
33 34 35 36 37	SELLER acknowledges having read and approved each of the Brokers in this Agreement to deliver a signed copy to BUYER Service or Association of REALTORS® at close of escrow. SELLER to check one of the following options and date, time at DAcceptance of Offer SELLER accepts this offer to purchase.	e provisions of this Agreement. Authorization is hereby given the land to disclose the terms of sale to members of a Multiple Listing
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33 34 35 36 37 38 39 40 41 42	SELLER acknowledges having read and approved each of the Brokers in this Agreement to deliver a signed copy to BUYER Service or Association of REALTORS® at close of escrow. SELLER to check one of the following options and date, time at DAcceptance of Offer SELLER accepts this offer to purchaton the terms and conditions as stated herein. Circumter Offer SELLER signs this offer subject to a Country of the secretary of the subject to a Country of the secretary of the subject to a Country of the secretary of the subject to a Country of the secretary of the subject to a Country of the secretary of the subject to a Country of the secretary of the subject to a Country of the secretary of the subject to a Country of the secretary of the subject to a Country of the secretary of the subject to a Country of the secretary of the subject to a Country of the secretary of t	e provisions of this Agreement. Authorization is hereby given the land to disclose the terms of sale to members of a Multiple Listing and sign this Agreement. ase, agrees and has the authority to sell the above described properties.
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33 34 35 36 37 38 39 40 41 42 43 44 45 46	SELLER acknowledges having read and approved each of the Brokers in this Agreement to deliver a signed copy to BUYER Service or Association of REALTORS® at close of escrow. SELLER to check one of the following options and date, time at the DAcceptance of Offer SELLER accepts this offer to purch on the terms and conditions as stated herein. Counter Offer SELLER signs this offer subject to a Counter Offer SELLER signs this offer subject to a Counter Offer SELLER signs the foregoing offer. SELLER LELLONGO PEREL SELLER SE	te provisions of this Agreement. Authorization is hereby given the land to disclose the terms of sale to members of a Multiple Listing and sign this Agreement. Asse, agrees and has the authority to sell the above described properties of the Offer dated DATE 10/4/2016 4:13 Time
33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49	SELLER acknowledges having read and approved each of the Brokers in this Agreement to deliver a signed copy to BUYER Service or Association of REALTORS® at close of escrow. SELLER to check one of the following options and date, time at DAcceptance of Offer SELLER accepts this offer to purch on the terms and conditions as stated herein. Clounter Offer SELLER signs this offer subject to a Count December of the PEREL SELLER Rejects the foregoing offer. SELLER LETANTO PEREL SELLER	te provisions of this Agreement. Authorization is hereby given the land to disclose the terms of sale to members of a Multiple Listing and sign this Agreement. Asse, agrees and has the authority to sell the above described properties Offer dated DATE
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33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57	SELLER acknowledges having read and approved each of the Brokers in this Agreement to deliver a signed copy to BUYER Service or Association of REALTORS® at close of escrow. SELLER to check one of the following options and date, time at DAcceptance of Offer SELLER accepts this offer to purch on the terms and conditions as stated herein. Clounter Offer SELLER signs this offer subject to a Count December SELLER rejects the foregoing offer. SELLER LENDRO PEREL Representation: The SELLER's Licensee is: SELLER's Agent Name Christina Assu Open Seller's Agent's License # Phone 7753854538 Fax SELLER's Agent Email	te provisions of this Agreement. Authorization is hereby given the land to disclose the terms of sale to members of a Multiple Listing and sign this Agreement. Asse, agrees and has the authority to sell the above described properties. Time DATE DATE Time SELLER's Broker Name Jesse James SELLER's Brokers License # 0652231 Company Name ReMax Gold
33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56	SELLER acknowledges having read and approved each of the Brokers in this Agreement to deliver a signed copy to BUYER Service or Association of REALTORS® at close of escrow. SELLER to check one of the following options and date, time at DAcceptance of Offer SELLER accepts this offer to purch on the terms and conditions as stated herein. Clounter Offer SELLER signs this offer subject to a Count Decumposity. Explain the foregoing offer. SELLER LENDYD PEREL Advance Counter Offer SELLER's Licensee is: SELLER's Agent Name Christina Assu (Prod Name) SELLER's Agent's License # Phone 7753854538 Fax SELLER's Agent Email	te provisions of this Agreement. Authorization is hereby given the land to disclose the terms of sale to members of a Multiple Listing and sign this Agreement. Asse, agrees and has the authority to sell the above described properties. Time DATE DATE Time SELLER's Broker Name Jesse James SELLER's Brokers License # 0652231 Company Name ReMax Gold
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ROSS MILLER Secretary of State 204 North Carson Street, Suite 4 Carson City, Nevada 89701-4520 (775) 684-5708 Website: www.nvsos.gov

Articles of Organization

Limited-Liability Company

(PURSUANT TO NRS CHAPTER 86)



Filed in the office of

Document Number

Ross Miller

20110527355-91 Filing Date and Time

Secretary of State State of Nevada 07/18/2011 3:22 PM Entity Number

State of Nevada E0404782011-7
(This document was filed electronically.)

USE BLACK INK ONLY - DO NOT HIGHLIGHT ABOVE SPACE IS FOR OFFICE USE ONLY 1. Name of Limited-LV HOUSING SOLUTION LLC Check box it a Check box if a Liability Company: Series Limited-Restricted Limited-(must contain approved Liability Company Liability Company limited liability company wording; see instructions) 2. Registered Commercial Registered Agent: COPENHAVER & MCCONNELL, PC Agent for Service of Process: (check loncommercial Registered Agent (name and address below) Office or Position with Entity only one box) (name and address below) Name of Noncommercial Registered Agent OR Name of Title of Office or Other Position with Entity Street Address City Zip Code Nevada Mailing Address (if different from street address) City Zip Code 3. Dissolution Latest date upon which the company is to dissolve (if existence is not perpetual) Date: (optional) 4. Management: Company shall be managed by: Member(s) Manager(s) OR (required) (check only one box) 5. Name and 1) ALEJANDRO PEREZ Address of each Manager or 950 IDAHO STREET **ELKO** NV 89801 Managing Member: (attach additional page if Street Address City State Zip Code more than 3) 2) ROBERT J. STEFANKO Name 950 IDAHO STREET ELKO NV 89801 Steet Address City State Zip Code 3) Name Street Address City Zip Code 6. Name, Address COPENHAVER &-SEE ATTACHED COPENHAVER & MCCONNELL, PC and Signature of Name Organizer Signature Organizer: (atlach 950 IDAHO ST additional page it more **ELKO** NV 89801 than 1 organizer) Address Zip Code 7. Certificate of I hereby accept appointment as Registered Agent for the above named Entity. Acceptance of COPENHAVER & MCCONNELL, PC Appointment of 7/18/2011 Registered Agent: Authorized Signature of Registered Agent or On Behalf of Registered Agent Entity Date

Articles of Organization (PURSUANT TO NRS CHAPTER 86)

CONTINUED

Includes data that is too long to fit in the fields on the NRS 86 Form and all additional managers and organizers

MAILING ADDRESS:	Not Applicable
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Recisirarias Asiavis VAME	Figure 11 (Coo) Harage 10 to 1 t
##\$\\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	
	(1) [1] [1] [1] [1] [1] [1] [1] [1] [1] [1]

ADDITIONAL	Organizers
Name COPENHAVER & MCCONNECT,	医乳腺性 医多种性 医
Address SS0 IDAHO ST	
Chyrist (c)	
State NV	
Zip Code: 89801	

Tax ID No. 001-762-008
R.P.T.T. \$333.45

Escrow No. 151-2504334 Case # 331-129726

Return Document To: LV Housing Solution LLC 235 Keppler Drive Elko, NV 89801

Mail Tax Statement To: Same as Above DOC# 05/27/2016 711967

Official Record

Requested By FIRST AMERICAN TITLE ELKO Elko County - NV

D Mike Smales - Recorder

Page: 1 of 2 Recorded By RW Fee: \$15.00 RPTT: \$333.45



SPECIAL WARRANTY DEED

This indenture, Made May 24, 2016 by and between Julian Castro Sworn in as Secretary for the U.S. Department of Housing and Urban Development AKA The Secretary of Housing and Urban Development, It's Successors and/or Assigns, (hereinafter referred to as "Grantor"), 34 Civic Center Plaza, Room 7015, Santa Ana, CA 92701-4003, and (hereinafter referred to as "Grantee"); LV Housing Solution LLC, a Nevada Corporation

Witnesseth: That the said Grantor, for and in consideration of the sum of \$85,100.00 and Other Good and Valuable Considerations in hand paid by the said Grantee (s), the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, convey and confirm unto the Grantee (s) forever the following described tract of land in City of Elko in the State of Nevada:

LOT 1, BLOCK C OF APOLLO SUBDIVISION, UNIT NO. 1, ACCORDING TO THE OFFICIAL MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF ELKO COUNTY, STATE OF NEVADA.

THIS DEED IS NOT TO BE IN EFFECT UNTIL: May 24, 2016

Being the same property acquired by the Grantor pursuant to the provisions of the National Housing Act, as amended (12 U.S.C. 1701) and The Department of Housing and Urban Development Act (42 U.S.C. 3531.)

And, the said Grantor, for himself and his successors hereby covenants and specially warrants to and with the said Grantee (s), heirs and assigns, that previous to the time of execution of this conveyance, the said Grantor has not conveyed the same estate, or any right, title or interests therein, to any person other than the Grantee (s) and that at the time of execution of this conveyance the said

premises are free from encumbrances done, made or suffered by the Grantor, or any person claiming by, through or under him.

And, The Secretary of Housing and Urban Development (Seller) agrees to sell the property at the price and terms set forth herein, and to prepare a deed containing a covenant which warrants against the acts of the Seller and all claiming by, through or under him.

Subject to All covenants, restrictions, easements, conditions and rights appearing of record; Subject to taxes for the year 2016 and thereafter; and Subject to any state of facts an accurate survey would show.

In Witness Whereof the undersigned being specifically named pursuant to the delegation of authority published at 70 Federal Register 43, 171 (July 26, 2005) as an authorized agent, has set his/her hand as a principal and/or officer of Chrones Solutions, Management and Marketing Contractor of the US Department of Housing and Urban Development, for and on behalf of the Secretary of Housing and Urban Development.

The Secretary of Housing and Urban Development, Its successors and assigns, By Chronos Solutions.

Veu Jong	
State of Pennsylvania By: Sie Limé Its: Delegat	بد
County of MONTO SWORTH SWORTH SWORTH TO SINGLE (title) of Matt Martin Real Estate Management,	, the
Management and Marketing Contractor of the US Department of Housing and Urban Development for and on behalf of the Secretary of Housing and Urban Development, and being specifically nampursuant to the delegation of authority published at 70 Federal Register 43, 171 (July 26, 2005) as authorized agent, on the	red
LOUMON BELING	
Notary Public Residing In:	

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL

Lauren Bernen, Notery Public

Upper Dublin Twp., Montgomery County
My Commission Expires Feb. 18, 2020

MEMBER, FERNSYLVANIA ASSOCIATION OF NOTARIES

STATE OF NEVADA **DECLARATION OF VALUE**

	05/27/2016	11:08AM
STATE OF NEVADA	Official Requested By	Record
DECLARATION OF VALUE	FIRST AMERICAN TIT	
Assessor Parcel Number(s)	Elko Coun D Mike Smales -	
a) 001-762-008		Fee: \$15.00
b)	Page: 1 of 1 Recorded By RW	RPTT: \$333.45
c)		
2. Type of Property		
a) Vacant Land b) Single Fam. Res.	FOR RECORDERS OPTIONAL USE	
c) Condo/Twnhse d) 2-4 Plex	Book Page:	
e) Apt. Bldg. f) Comm'l/ind'l	Date of Recording:	•
g) Agricultural h) Mobile Home	Notes:	
i) Other		
3. a) Total Value/Sales Price of Property:	\$85,100.00	
b) Deed in Lieu of Foreclosure Only (value of	(\$)	
c) Transfer Tax Value:	\$85,100.00	
d) Real Property Transfer Tax Due	\$333.45	
4. If Exemption Claimed:		
a. Transfer Tax Exemption, per 375.090, Section	:	
b. Explain reason for exemption:		
5. Partial Interest: Percentage being transferred:	%	
The undersigned declares and acknowledges, un	nder penalty of perjury, pursuant to NRS	
375.060 and NRS 375.110, that the information prinformation and belief, and can be supported by docu-	rovided is correct to the best of their mentation if called upon to substantiate	
the information provided herein. Furthermore, the	parties agree that disallowance of any	
claimed exemption, or other determination of additional 10% of the tax due plus interest at 1% per month. P	nal lax due, may result in a penalty of	
Seller shall be jointly and severally liable for any additi	onal amount owed.	
7 7 7	Capacity: Buyer	
	Capacity:	
SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION	
(REQUIRED) The Secretary of Housing and	(REQUIRED)	
Print Name: Urban Development	Print Name: LV Housing Solution, LLC	
Address: 6101 W. Centinela Ave. Suite 342	Address: 235 Keeppler Drive	
City: Culver City	City: Eiko	
	State: NV Zip: 89801	
COMPANY/PERSON REQUESTING RECORDING IT	equired if not seller or buyer)	
First American Title Insurance Print Name: Company F	File Number: 151-2504334 rj/em	
Address 526 Idaho Street		
- V	State: NV Zip: 89801	
(AS A PUBLIC RECORD THIS FORM MAY B	E KECUKUEU/MICKUHILMEU)	

DOC# DV-711967

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RESIDENTIAL LEASE and OPTION TO PURCHASE AGREEMENT

BUYER/TENANT: Nobel Property Management LLC and/or Assigns. Date: 01/18/2016

SELLER/LANDLORD: LIPPARELLI, BARRY W TR ET AL

PROPERTY ADDRESS: 202 BAR NONE LN N,V PLEASANT VALLEY 89815

RESIDENTIAL LEASE

1) Rent: \$1000 per month

2) Lease Term: 60 months, beginning 02/18/2016 and ending 01/17/2021.

3) Maintenance: Buyer/Tenant will be responsible for all maintenance and repairs of the property, not to exceed \$500 per incident.

4) Sub-Lease: Buyer/Tenant has the right to sub-lease this property with written consent by the Seller / Landlord, and this shall not be unreasonably withheld.

OPTION to PURCHASE

1) Purchase Price: \$ 100,000

2) Option Period: 60 months, beginning 02/18/216 and ending 01/17/2021

3) Option Consideration: \$100 - All Option Consideration will be credited in full toward the purchase of the property.

4) Rent Credits: Buyer/Tenant will be credited \$ 0 per month toward the purchase.

5) Closing Costs: Buyer/Tenant will pay all allowable closing costs.

6) Expiration: If the Seller Finds a Buyer or Rents out the House on, Or Before by

02/17/2016, this contract will expire.

7) Inspection: This offer is contingent upon physical inspection of property and subsequent completion of a more formal and signed Residential Lease with Option to Purchase Agreement.

8) Non-Exclusive - This agreement is non-exclusive and can be canceled anytime by either party.

Assignable - This Agreement is assignable with written consent by the Seiler/Landlord.

No Agency – Buyer/Ter State of, and does	nantis, or <u>_</u> mot represent the	is not, a licensed real estate a Seller / Landiord.	agent in the
Seller/Vandigrd	0+/18/2016 Date	X Alexandro T Percz Buyer/Tenant	01/18/2016 Date
XSeller/Landiord	Date	X Buyer/Tenant	Date







ROSS MILLER Secretary of State 204 North Carson Street, Suite 4 Carson City, Nevada 89701-4520 (775) 684-5708 Website: www.nvsos.gov

Articles of Organization Limited-Liability Company (PURSUANT TO NRS CHAPTER 86)

The male office of	Document Number 20130853538-58
Ross Miller	Filing Date and Time 12/30/2013 3:47 PM
Secretary of State State of Nevada	Entity Number E0624132013-8

USE BLACK INK ONLY - DO	NOT HIGHLIGHT		ABOVE SPAC	E IS FOR	OFFICE USE ONLY	
Name of Limited- ability Company: bust contain approved ording; see instructions) NOBEL PROPERTY MANAGEMENT LLC Check b Series U Liability Company Check b Series U Liability Company Check b Series U Liability Company Check b					Check box II a stricted Umited- ability Company	
2. Registered Agent for Service of Process: (check only one box)	Commercial Registered Agent: ON Noncommercial Registered Agent (name and address below)	ame	P office or Position w (name and address		у	
	Name of Noncommercial Registered Agen	nt OR Name of Title of Office or				
	Street Address	City		vevada Vevada	Zip Code	
	Mailing Address (il ditterent from street ad	dress) City	and the control of the		Zip Code	
3. Dissolution Date: (optional)	Latest date upon which the company			*****		
4. Management: (required)	Company shall be managed by:	Manager(s) OR (check only on	e box) Membe	er(s)		
5. Name and Address of each Manager or Managing Member:	ALEJANDRO I PEREZ Name 1003 IDAHO STREET Street Address	ELKO City		NV State	89801 Zip Code	
(attach additional page it more than 3)	2) Name				Z _{ip} Code	
	Street Address City State Zip Code 3)					
# - 10 - 10 - 10 - 10 - 10 - 10 - 10 - 1	Street Address	Chy	j	State	Zip Code	
6. Effective Date and Time: (optional)	Effective Date:	Effective	PARTICIPATION OF THE PARTY		t and ark newledge	
7. Name, Address and Signature of Organizer: (attach additional page if more than 1 organizer)	I declare, to the best of my knowledge under that pursuant to NRS 239,330, it is a categor the Secretary of State. ALEJANDRO I PEREZ Name 1003 IDAHO STREET	X ALEJAN Organizer Sig	IDRO I PEREZ	NV State	89801	
8. Certificate of Acceptance of Appointment of Registered Agent:	Address I hereby accept appointment as X gzreer LAW OFFICES, LLP Authorized Signature of Registered A					

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RESIDENTIAL LEASE and OPTION TO PURCHASE AGREEMENT

BUYER/TENANT: Nobel Property Management LLC and/or Assigns. Date: 02/01/2016

SELLER/LANDLORD: Guadalupe M Perez

PROPERTY ADDRESS: 1213 River St Elko N,V 89801

RESIDENTIAL LEASE

1) Rent: \$900 per month

Lease Term: 60 months, beginning 04/01/2016 and ending 03/31/2021.

3) Maintenance: Buyer/Tenant will be responsible for all maintenance and repairs of the property, not to exceed \$500 per incident.

4) Sub-Lease: Buyer/Tenant has the right to sub-lease this property with written consent by the Seller / Landlord, and this shall not be unreasonably withheld.

OPTION to PURCHASE

1) Purchase Price: \$ 110,000

2) Option Period: 60 months, beginning 04/01/216 and ending 03/31/2021

3) Option Consideration: \$100 - All Option Consideration will be credited in full toward the purchase of the property.

4) Rent Credits: Buyer/Tenant will be credited \$ 0 per month toward the purchase.

5) Closing Costs: Buyer/Tenant will pay all allowable closing costs.

6) Expiration: If the Seller Finds a Buyer or Rents out the House on, Or Before by

03/31/2016, this contract will expire.

7) Inspection: This offer is contingent upon physical inspection of property and subsequent completion of a more formal and signed Residential Lease with Option to Purchase Agreement.

8) Non-Exclusive - This agreement is non-exclusive and can be canceled anytime by either party.

Assignable - This Agreement is assignable -	gnable with written consent by the Seller/Landlord.
No Agency – Buyer/Tenantis, o State of \(\frac{\lambda}{\tau} \), and does not represent	or V is not, a licensed real estate agent in the the Seller / Landlord.
X Guadaline Perozio1/2016 Seller/Landlord Date	X Alexander T Resez 02/01/2016 Buyer/Tenant Date
X	X

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	(*)	
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APN: 001-101-008

Mail Tax Statement To: Nobel Property Management, LLC 235 Keppler Drive Elko, Nevada 89801

Recording Requested by: Travis W. Gerber GERBER LAW OFFICES, LLP 491 4th Street Elko, NV 89801

AFFIDAVIT & MEMORANDUM OF AGREEMENT

DOC #



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Required by GERDER LAW OFFICE

O Allin County - Mar

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erded By: ST RPTT:



[Space Above Reserved for Recording Purposes]

Affidavit & Memorandum of Agreement

STATE OF)
COUNTY OF) ss
BEFORE ME, the undersigned authority, on this day personally appeared
Alejandro I. Perez, Manager of Nobel Property Management, LLC
who being first duly sworn, deposes and says that:
1. An least Askenment with Option to Purchase Exhibit "A" was entered into by and between the Affiant, as (Buyer), and Jan and Kevin Jenkinsas (Seller), on the day of July , 2016.
2. The closing of the purchase and sale of said real property, per the terms of the Agreement, is to take place on or about July 10, 2021
3. A copy of the agreement for purchase and sale of said real property may be obtained by contacting See Exhibit A whose mailing address is and whose telephone number is
Dated this 11th day of July 20 16
Signed, sealed and delivered
Alexandre I Perez, Manager Co-Beyer Co-Beyer
On July 11, 2016, before me, Travis W. Gerbernotary public in and for said state personally appeared Alejandro I. Perez, personally known to me (or proved to me based upon satisfactory evidence) to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged that (s)he/they executed the same in his/her/their signature on the instrument the person(s) or entity on behalf of which they acted, executed the instrument.
Witness my hand and official seal
NOTARY SEAL TRAVIS GERBER NOTARY PUBLIC NOTARY PUBLIC
My commission expires 10/28/2018 Elko County • Nevada CERTIFICATE # 06-109220-6 APPT. EXP. OCT. 28, 2018
This document was prepared by
EXHIBIT "A": DESCRIPTION OF REAL PROPERTY - Copy of Lease Agreement with Option to Purchas
Also known by street and number: 345 Fir Street, Elko, Nevada APN: 001-101-008

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07/19/2015 009 of 6

LEASE AGREEMENT WITH OPTION TO PURCHASE

On July 11, 2016, NOBEL PROPERTY MANAGEMENT, LLC, hereinafter referred to as Lessee or Optionee, shall pay the sum of \$900.00 in consideration of the option to purchase, which shall be non-refundable except in the event of breach by Lessor/Seller, together with \$1,000 for first month's rent, for a total of \$1,900.00 due upon signing. Upon acceptance of this Agreement and receipt of the sum of \$1,900.00, the Owners of the premises, JAN JENKINS and KEVIN JENKINS, husband and wife, also referred to as Lessors or Sellers, will apply the above amount as follows:

First Month Rent \$1,000.00
Option to Purchases Payment \$900.00
Total \$1,900.00

Lessee agrees to rent from the Owners, with option to purchase, the premises at 345 Fir Street, Elko, Nevada 89801, more particularly described as follows:

Lot 19 and the easterly 21 feet of Lot 18, Block 87, of the First Addition to the City of Elko, formerly Town of Elko, County of Elko, State of Nevada, as the same appear on the official map thereof on file in the office of the Elko County Recorder, Elko, Nevada.

APN: 001-101-008

THEREFORE, for and in consideration of the mutual covenants and promises and other consideration set forth herein, the parties agree to the following terms:

- 1. TERM: The lease term will commence on July 11, 2016, and continue until July 10, 2021.
- 2. RENT: Rent shall be \$1,000.00 per month, payable in advance, due on the 11th day of each month payable to JAN or KEVIN JENKINS by direct deposit to Lessor's bank account designated by Lessor from time to time. In the event rent is not received by Lessor within five (5) days after the due date, Lessee agrees to pay a late charge in the amount of \$100.00. Lessee further agrees to pay \$25.00 for each dishonored bank check. The late charge period is not a grace period, and Owner is entitled to make demand for any rent or evict Lessee if not paid when due.
- 3. UTILITIES, TAXES AND INSURANCE: Lessee shall be responsible to pay for electric and gas utilities. Lessor shall pay all taxes and maintain casualty insurance on the property. Lessor shall pay garbage, water, and sewer utilities.
- 4. USE: The premises shall only be used as a single family residence. Lessee shall not keep or have on the leased premises any article or thing of a dangerous, inflammable, or explosive character that might unreasonably increase the danger of fire on the leased premises or that might be considered hazardous or extra hazardous by any responsible insurance company.

07/18/2018 004 of

- 5. ORDINANCES AND STATUTES: Lessee will comply with all statutes, ordinances, and requirements of all municipal, state and federal authorities regarding the use of the premises.
- 6. ASSIGNING AND SUBLETTING: Lessee may sublet the premises without prior consent of the Owner. Lessee may assign the Option to Purchase and shall give Owner written notice of such assignment. Lessee shall remain liable under all provisions of this Agreement until closing of the Option to Purchase.
- 7. INDEMNIFICATION: Lessor will not be liable for any damage or injury to Lessee, or any other person, or to any property, occurring on the premises, or in common areas, unless such damage is the legal resolution of the negligence or willful misconduct of Lessor, or Lessor's agents, or employees. It is expressly agreed and understood by the Lessor and Lessee that the Lessor shall not be liable for any damage from carelessness, negligence or improper conduct on the part of Lessee. It is understood that Lessor's insurance does not cover Lessee's personal property and Lessees are encouraged to obtain renter's insurance.
- 8. DEFAULT: In addition to Lessor' other legal remedies, if Lessee is in breach of any provision of this Agreement, other than payment of rent, after not less than thirty (30) days written notice of such default given in the manner required by law, the Lessor, at his option, may terminate this Agreement, unless Lessee, within said time, cures such default.
- 9. OPTION PAYMENT: Lessee has paid the sum of \$900 which shall be applied as a down payment to the purchase price if and when Lessee, or its assign, exercises the Option to Purchase provided herein. In the event that Lessee does not exercise and close the Option to Purchase and this Lease Agreement is terminated, the \$900 deposit shall be non-refundable, except in the event that Lessor/Seller breaches this Agreement. Each party shall pay \$200 for preparation of this Agreement to Gerber Law Offices, LLP. Lessor acknowledges that Gerber Law Offices, LLP, represents Lessee in this transaction.
- 10. MAINTENANCE, REPAIRS, OR ALTERATIONS: Lessee has examined the premises and is satisfied with the physical condition, and the Lessee agrees to keep said premises in a clean and satisfactory condition, and, upon termination of this tenancy, will leave said premises, equipment and furnishings in as good condition as when entered upon, except for reasonable wear and tear; and in the event of damage or injury to said premises, except as otherwise provided herein, said Lessee shall pay for all such damages, including any insurance deductibles that may become due for damages caused by Lessee, its invitees or guests.

Lessee shall take reasonable care of the subject property and the buildings thereon, maintain the same in good repair and condition as at the original date of this Agreement, ordinary depreciation, wear and tear excepted, and commit or permit no waste or act which will unduly impair or depreciate the value of the property.

Lessee shall be liable to correct any smoke damage or pet damage to the property, including replacement of carpet and other required repairs, in the event that this Agreement is terminated and the property is delivered back to Lessor.

07/18/20:15 DOE: et 4

- 11. WAIVER: Failure of Lessor to enforce any provision of this agreement will not be deemed a waiver. The acceptance of rent by Lessor will not waive his or her right to enforce any provision of this Agreement.
- 12. ATTORNEY'S FEES: In any action or proceeding involving a dispute between Lessor and Lessee arising out of this Agreement, the prevailing party will be entitled to reasonable attorney fees and costs incurred.
- 13. WASTE/NUISANCE: Lessee will not commit waste or cause a nuisance on the property.
 - 14. TIME: Time is of the essence of this Agreement.
- 15. HOLDOVER BY LESSEE: Should Lessee remain in possession of the demised premises with the consent of Lessor after the natural expiration of this lease, a new month to month tenancy shall be created between Lessor and Lessee which shall be subject to all the terms and conditions hereof but shall be terminable on thirty days' written notice served by either lessor or lessee on the other party.
- 16. ABANDONMENT: If at any time during the term of this lease Lessee abandons the demised premises or any part thereof, lessor may, at his option, enter the demised premises by any means without being liable for any prosecution therefor, and without becoming liable to Lessee for damages or for any payment of any kind whatever, and may, at his discretion, as agent for Lessee, relet the demised premises, or any part thereof, for the whole or any part of the then unexpired term, and may receive and collect all rent payable by virtue of such reletting, and, at Lessor's option, hold lessee liable for any difference between the rent that would have been payable under this lease during the balance of the unexpired term, if this lease had continued in force, and the net rent for such period realized by lessor by means of such reletting. If Lessor's right of re-entry is exercised following abandonment of the premises by Lessee, then lessor may consider any personal property belonging to lessee and left on the premises to also have been abandoned, in which case lessor may dispose of all such personal property in any manner Lessor shall deem proper and is hereby relieved of all liability for doing so.
- 17. BINDING EFFECT: The covenants and conditions herein contained shall apply to and bind the heirs, legal representatives, and assigns the parties hereto, and all covenants are to be construed as conditions of this lease.
- 18. OPTION TO PURCHASE: Lessor grants to Lessee the option to purchase the demised premises at any time commencing July 11, 2019, and until July 10, 2021, on the conditions that Lessee give fifteen days' notice in writing of the exercise of this option to Lessor, that this lease shall not have been previously terminated, and that Lessee is in compliance with the terms and conditions of this lease required of Lessee, and Lessor shall convey the demised premises by deed to Lessee or its assign, free and clear of all liens and encumbrances, except those that Lessee may have created or suffered. The sale shall close at Stewart Title Company, Elko, Nevada, and all closing costs,

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07/18/2016

including transfer tax, seller's policy of title insurance, escrow fees, and attorneys fees shall be split and paid equally by Lessee/Buyer and Lessor/Seller. The purchase price of the premises shall be ONE HUNDRED FIFTY THOUSAND DOLLARS (\$150,000.00).

IN WITNESS WHEREOF the parties have executed this Agreement on the date signed below.

OWNERS:

LESSEE:

NOBEL PROPERTY MANAGEMENT, LLC

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By: Alacalo-T Pe

KEVIN JÉNKINS

Address: 2006 Essex Street

Montrose, CO 81401

Phone: (775) 388-1872

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RESIDENTIAL OFFER AND ACCEPTANCE AGREEMENT



	THE STATE OF THE S	7 - 1 - 6
1	RECEIVED FROM David Lintner	hereinafter
	designated as BUYER, the amount set forth below as EARNEST MONEY DEPOSIT on account of the PURC	
	\$ 169,900.00 (One Hundred Sixty-Nine Thousand Nine Hundred DOLLARS), for the re	
4	the ACity OR Unincorporated Area of Elko , County of Elko	·
	State of Nevada, commonly described as 687 Carlin Court	
6	APN 001-461-024 (legal description to be supplied in escrow).	
	BUYER & does, O does not intend to occupy the property as a residence.	
-8		A
	EARNEST MONEY DEPOSIT Evidenced by Check, or Bother money of Check	\$1,000.00
10	payable to Fatco , held uncashed until acceptance and then deposited within one (1) business day of acceptance with Fatco .	W 83
12	Authorized escrow holder to be selected by DBUYER DSELLER.	
13		
14	DISPOSITION OF EARNEST MONEY DEPOSIT IN THE EVENT OF DEFAULT	3
15	In the event BUYER shall default in the performance of this Agreement, SELLER may, subject to any rights	of a BROKER herein,
	retain such portion of the deposit to cover damages sustained, and/or take such actions as deemed appropriate	
17	such damages. BUYER shall have the right to take such action as deemed appropriate by BUYER to recov	er such portion of the
	deposit as may be allowed by law.	
19		
20	BALANCE OF CASH DOWN PAYMENT (not including closing costs)	\$
21	Source of down payment	
22		•
23	CASH PURCHASE BUYER to provide evidence, satisfactory to SELLER, of sufficient cash available to	complete this purchase
	within days of written acceptance.	
25		
	NEW FIRST LOAN PROCEEDS: OConventional, OFHA, OVA, Rural, OPrivate	\$ 168,900.00
	ElFixed Rate for 30 years. Interest not to exceed 4.875 %.	
28	Adjustable Rate for	81
	exceed	
	NEW SECOND LOAN PROCEEDS: Conventional, CIFHA, CVA, CRural, Circulate	\$
	Fixed Rate for years. Interest not to exceed%.	
32	□Adjustable Rate for years. Initial Interest not to exceed % maximum lifetime rate not to	
33	exceed %.	
34		
	Payment shall include: Clinterest only OR ElPrincipal and Interest.	1
	Taxes and Insurance shall be impounded monthly by lender or paid directly by BUYER.	
37		*
	BUYER to lock loan terms within 30 days of acceptance or BUYER agrees to pay prevailing rates.	
39		%.
40	Any reduction in discount points at closing to be allocated proportionately.	
	Loan origination fee not to exceed o % paid by UBUYER, USELLER.	
	SELLER agrees to pay up to \$ o in fees which cannot be paid by the BUYER pursuant to FHA of	or VA regulation
	All remaining loan fees shall be paid as required by law, ordinance and/or regulation.	v. 444 toEquations
	PMI, MIP, VA funding fee, if any, to be Upaid in cash, Elfinanced, Upaid monthly.	
45	and the same of th	
	OTHER (Specify in Additional Terms and Conditions or Pinancing Addendum):	\$ 8
47	(opening)	*
	TOTAL PURCHASE PRICE in the sum of (not including closing costs):	\$ 169,900.00
19	The same of the same of the state of the same of the s	\$ 103,300.00
	LOAN APPROVAL Within five (5) days of acceptance, BUYER agrees to (1) submit completed foan ap	Ils pribulent noiteoile
	documentation, to a lender of BUYER's choice, (2) authorize ordering of the appraisal; and (3) furnish a	presion, nemotic an
12	SELLER based upon a standard factual credit report and review of debt to income ratios. This offer is condi	tioned upon DITVED's
13	ability to deliver to SELLER a letter of loan approval which includes income verification and verification of a	motion upon BO I ER 3
14	only to acceptable appraisal and lender review of preliminary report from title company, within 30	dove of acceptance
15	BUYER consents to the lender's release of loan status and conditions of approval to the SELLER and Broke	ec If RIIVED faile to
6	complete and of these conditions. CELLER security at a 11 to 1 to 12 to	is. It but Ex talls in
7	complete any of these conditions, SELLER reserves the right to terminate this Agreement and both particles and south particles are selected as the second se	es agree to cancel the
- 1	escrow and return earnest money deposit to BUYER less expenses incurred by BUYER.	
	Address 687 Carlin Court Elko MV	
Pa	1019	PISAR 05/15
	Buyer	XOA.1/0

Statistical Print of A Transportation of Company and C	
ALE OF OTHER PROPERTY BUYER must check one of the following:	which is OR O with a contingent offer scheduled to close occept written backup offers only, subject to the does not close by, this in writing. BUYER shall provide information including but not limited to, closing date, loan of acceptance. BUYER authorizes SELLER or stem by a REALTOR®. SELLER shall have the fers only, subject to the BUYER's rights under within days and go into escrow scheduled ate unless the BUYER and SELLER otherwise and escrow on BUYER's property and related and all additional contingencies, within in updates on the BUYER's listing or escrow. Onless otherwise agreed upon in a closing date. Both parties shall deposit with the insaction in accordance with the terms herein. Onless otherwise agreed upon in accordance with the terms herein.
A. This Agreement is not contingent upon conveyance of BUYER's property.	
R	20 000
B. This Agreement is contingent upon conveyance of BUYER's property descr	ibed as:
	which is
1. In escrow with a non-contingent on the sale of another property offer O	R D with a contingent offer scheduled to close
The state of the s	to the books of the military to the
SELLER shall have the right to continue to offer this property for sale and a	does not close by
BUYER's rights under this Agreement. If the escrow on BUYER's property	in militing BHVER shall provide information
Agreement will terminate unless the BUYER and SELLER otherwise agree regarding the listing and escrow on BUYER's property and related escrows, is	neturing but not limited to, closing date, loan
regarding the listing and escrow on 50 FER's property and refaced escrows, status, inspections and all additional contingencies, within days of	f acceptance. BUYER authorizes SELLER or
SELLER's Agent to obtain updates on the BUYER's listing or escrow.	
2. D currently listed OR D will be listed within days in the MLS Sys	stem by a REALTOR®. SELLER shall have the
the state of the skip appears for cale and accept Weitten 1988/10 OF	fers only, subject to the BUYER's rights under
TEAL DIVERSE WARRED HAR DATE THE SECOND OF THE SECOND SECTION OF THE SECOND SEC	ithin days and go into escrow scheduled
this Agreement Will letroins	ite unless the BUYER and SELLER otherwise
	and escrow on BUYER's property and related
to the time have not limited to closing date loop status inspections	and all additional contingencies, whilin
days of acceptance. BUYER authorizes SELLER or SELLER's Agent to obtain	in aboates on the BO LEV's lighted of excion.
08/30/	2016 Unless otherwise agreed upon in
CLOSING Close of escrow to be	n closing date. Both parties shall deposit with the
writing, close of escrow date shall not change from the originally agreed upon authorized escrow holder all funds and instruments necessary to complete the train	assection in accordance with the terms herein.
DEFINITIONS BROKER includes cooperating Brokers and all License	ees. DAYS means calendar days unless otherwise
A COURT ANCE OF A COURT A NOTE I menne the date on Whi	ich this Agreement und any other counter offers are
A STATE OF THE PROPERTY OF THE	PER, SELLER, or respective Licensees, transmitted
	of fax transmission, delivery shall be detined to be
	aced by the postmark on the envelope containing the
deemed to have been made on the third day following the date of mailing, evide delivered material. Electronic delivery means delivery of an electronic signal	ourse as defined in NRS 719.20, by any electronic
TOTAL	or the authorized representative accepted by the
	delivery and read receipt requested or three (3) days
continued the data of mailing, endeposed by the postmark on the envelope contain	ming the delivered material, in the case of a certified
mailing, not withstanding the date the recipient, or the authorized representative,	actually signs for the certified mailing.
COUNTERPARTS AND SIGNATURES The BUYER and SELLER acknowledges	wiedge and agree a) this Agreement may be executed
	ich counterparts together snatt consonite one and the
the second second second transpitted by electronic (c))Verv	suall be acceptable for burboses or excepting into
Agreement, and electronic delivery of a signed document to the other party	of place, sign constitue delivery of the arguer
document; and c) original signatures transmitted by electronic delivery shall be a	etchica as original signatures.
and the state of t	
VESTED TITLE Title shall vest as designated in Escrow Instructions.	# P
APPRAISAL BUYER Initial Required	
and a A	3
Appraisal fee to be paid b	y BBUYER USELLER. It is expressly agreed,
potroithetanding any other provisions of this contract, the BUYER shall not be	obligated to complete the purchase of the property or
to inque any penalty by forfeiture of earnest money deposit if the appraised Value	e of the property (excluding closing costs) is less than
the amount specified as the purchase price. The BUYER shall, however, have the	ae option of proceeding with the consummation of the
contract without regard to the amount of the appraised valuation.	W 数 Y N
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Elko

Buyer [] and Seller [A? /] have read this page.

Carlin Court

Address 687

	1 4
2 3 4 5	EXAMINATION OF TITLE In addition to any encumbrances referred to herein, BUYER shall take title to the property subject to: (1) Real Estate Taxes not yet due, and (2) Covenants, Conditions, & Restrictions (CC&Rs), rights of way, and easements of record, if any, which do not materially affect the value or intended use of the property. Within two (2) business days of acceptance, SELLER shall order a preliminary report from a title company and CC&Rs if applicable, for the property. Within five (5) days from BUYER's receipt of the preliminary report and CC&Rs, all exceptions shall be deemed approved unless written objection is delivered to SELLER's Broker within this five (5) day period. Should BUYER object to any exceptions, SELLER shall
0	use due diligence to remove those exceptions before close of escrow. If those exceptions cannot be removed before close of escrow,
7	BUYER may elect to purchase, subject to the existing exceptions or BUYER may elect to terminate all rights and obligations
0	hereunder, and the deposit shall be returned to BUYER, less expenses incurred by BUYER to the date of termination. If SELLER is
N X	unwilling or unable to remove such objections, SELLER shall deliver written notification to BUYER's Broker within ten (10) days
1	of receipt of said objections.
2	TITLE AND CLOSING COSTS
	DBUYER SISELLER shall pay for a (Standard) owner's policy of title insurance.
144 144	BBUYER OSELLER shall pay for a (Standard) lender's policy of title insurance.
13	BUYER is aware additional coverage policies are available. All costs associated with additional coverage policies to be paid for by
	BUYER, OSELLER, Dother .
	Escrow Fee to be paid by OBUYER, OSELLER, Sisplit equally.
	Transfer Tax(es) to be paid by DBUYER, DSELLER, Dother
מו	All remaining closing costs shall be paid in customary manner as required by law, ordinance and/or regulation.
	All remaining closing costs state be part in customary mainer as required by tax, ordinated and or regulation
2]	OMISSIONS FROM ESCROW INSTRUCTIONS The omission from escrow instructions of any provision herein shall not
12	preclude any party from enforcing that provision. All representations and warranties shall survive the conveyance of the property.
دے 24	precided any party from conditing that provision. Are representations and was taken and the conditions of the provision of th
	PRORATION Any and all rents, taxes, interest, homeowner association fees, payments on bonds and assessments assumed by
26	BUYER, and other expenses of the property shall be prorated as of the date of recordation of the deed. Security deposits, advance
2.7	rentals, or considerations involving future lease credits shall be credited to BUYER at close of escrow.
28	
	REASSESSMENT OF PROPERTY TAX The BUYER is advised the property may be reassessed upon change of ownership
	which may result in a tax increase or decrease.
31	
32	HOME WARRANTY CONTRACT
	BUYER Initial Required
34	Included Waived
36	for by OBUYER, OSELLER, Oother A home warranty contract, shall be selected by OBUYER, OSELLER and paid for by OBUYER, OSELLER, Oother The home warranty
37	contract shall become effective at close of escrow for not less than one year, at a price NOT to exceed \$
	The Brokers herein have informed both parties that such protection programs are available. Brokers do not approve or endorse any
39	particular program.
40	
41	SELLER'S REAL PROPERTY DISCLOSURE FORM The SELLER will provide BUYER, at time of written acceptance, a
42	completed Seller's Real Property Disclosure Form which, by this reference, shall be incorporated into this Agreement. BUYER
43	shall return an acknowledged copy to SELLER or terminate this Agreement in writing within four (4) working days of receipt.
44	DISCLAIMER: BUYER understands that the above Seller's Real Property Disclosure Form is for disclosure purposes and is not
45	a substitute for property inspections by experts including, but not limited to, engineers, geologists, architects, general contractors.
45	specialty contractors such as roofing contractors and pest control operators. BUYER is urged to retain such experts that are believed
	appropriate. BUYER understands and acknowledges the Brokers in the transaction cannot warrant the condition of the property or
	guarantee all defects have been disclosed by SELLER. Both parties acknowledge Brokers will not be investigating the status of
	permits, location of property lines, and/or code compliance.
50	ITEMS NOT ADDRESSED Items of a general maintenance or cosmetic nature which do not materially affect value or use of
57 7 L	the subject property, which existed at the time of acceptance and which are not expressly addressed in this Agreement are deemed
	accepted by the BUYER.
در	areching of me way way.

Address 687 Carlin Court Rlko NV

Buyer J | and Seller | S / | have read this page.

INSPECTIONS Acceptance of this offer is subje	ant to the f	ollowine me	wisir have	BUYER has the right	to inspect the property.
order all inspections, and select qualified professiona	els includio	g, but not lin	mited to, lice	nsed contractors, cert	ified building inspectors
1997 other mulified professionals with tidl insuse	i the prope	rtv.	1.1		T10 8 10 10 10 10 10 10 10 10 10 10 10 10 10
BUYER shall indicate inspections to be included or inspections; therefore, BUYER should add any additional and additional and additional and additional and any additional and additional and additional and additional and additional additional additional and additional a	waived in ional insper	the list belo	w. The followry to satisfy	wing is not a complex the BUYER under "	OTHER.*
All inspections shall be completed and copies of al	ll inspectio	ns shall be j	provided to	both BUYER and SI	ELLER at no additional
expense to either party	. 00				
Si within 21 days of the date of acceptance O within days of the BUYERS receipt	; OR. Le cita vita	D)a merittan ne	www.nene.nf	Lien Holder(s) Shott	Sale approval
within days of the BUYERS receipt	OI SELLEI	CELLED in	suriting one	of the following:	One approve
Within the time frame specified above, BUYER shall A. approval of the inspections without requiring	T SICHACL IN	SELLEN III	Withing other	of the following.	
The second secon	Remired	Renairs or a	n Addendur	n listing all required	repairs. SELLER shall
4.4 4.4 4.4 1.4 Pro- 483 Alexan - 5 do-14	ivery OR	Atopulio of a			
4 4 191	volunation	how the con-	dition(s) rev	ealed by any inspection	on report materially and/
To any improvious is not completed by the deadlines.	that insper	ction is deem	ed waived a	and SELLER ls releas	ed from liability for the
want of remains that inconction would have reasons	ıbly identif	ted had it be	een conduct	ea, except as outerw	12G broatged on 14M. II
DITUED and recognitive in terminating the Agreeme	ent based 11	inoii ohiectioi	nable condit	ions revealed by the i	uzhertion(2)* Do r evir ia
released from any and all obligations to SELLER a	and entitled	to a refund	of the earn	est money deposit, le	ss expenses incurred by
BUYER.	100				
0011111					8* 32
	Included	Waived	N/A	Paid By	D 07** * ****
PEST INSPECTION		<u> </u>		O BUYER	O SELLER
HOME INSPECTION	- 52		<u></u>	B BUYER	O SELLER
HEATING SYSTEM INSPECTION		<u> </u>		BUYER	O SELLER
COOLING SYSTEM INSPECTION		· 😐	0	BUYER	O SELLER
SURVEY Type	<u> </u>	<u> </u>	<u> </u>	D BUYER	O SELLER O SELLER
WELL QUALITY		<u>o</u>		☐ BUYER	O SELLER
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SEPTIC PUMPING	<u>a</u>	٥		D BUYER	SELLER
SEPTIC INSPECTION		<u> </u>		□ BUYER	□ SELLER
SEPTIC LID LOCATION/REMOVAL				D BUYER	SELLER
FIREPLACE INSPECTION		ă	<u> </u>	D BUYER	O SELLER
5 WOODBURNING DEVICE INSPECTION 5 (In the event device does not meet all applicable co			_		400 4
In the event device does not meet all applicable of SELLER. Stovepipe to be capped off at ceiling or	fireplace t	o be restored	to working	order at SPLLER's e	xpense.)
B OIL TANK TEST Type			u.	D BUYER	D SELLER
Off oil tank needs to be filled to perform test, BUY		, 🗘 will not	reimburse S	ELLER.)	
OTHER Pellet stove level one or level two		a i		B BUYER	☐ SELLER
OTHER	. 👊			□ BUYER	□ SELLER
OTHER			a :	☐ BUYER	CI SELLER
3	. H	ii ii	2	- 2	1500 1 14 10
(Buyer Initials) BUYER	affirms the	e above seler	tions.		14
	e 100			U . (ac .	are marrows and beat
6 SELLER agrees to provide reasonable access to	the proper	ty to BUYE	R, as well	as inspectors represe	und Rairy in som
7 inspections and re-inspections as provided in this	Agreement	and to repr	esentatives	or lending institutions	e ion applianear burbosca-
8 SELLER agrees to have all utilities in service the da	ry of inspec	cuon and unti	ii ciose ot e	crow.	
	laha *	. 1	4 NI/OTI 4	aged the total sums -5	\$ 500 for
	ACRE PARTIES	in an amoun	LYUI IO EX	otions Binal Wallsh	might sudjust and defect
REPAIRS SELLER agrees to pay for and compl	icie rebairs		mance, mspe	on not disclosed in the	Seller's Real Property
REPAIRS SELLER agrees to pay for and complete all repair conditions indicated on Appraisal Report	rt; System	and Mainici	י כבו ו בם י	AND ADDRESS OF THE PROPERTY AND ADDRESS OF THE PARTY AND ADDRESS OF THE	CANADA DA MANADA DA CAMADA MA
REPAIRS SELLER agrees to pay for and completely repair conditions indicated on Appraisal Report identified in the Seller's Real Property Disclosure	rt; System : Form or	discovered by	y SELLER I	ed	
REPAIRS SELLER agrees to pay for and complete all repair conditions indicated on Appraisal Report identified in the Seller's Real Property Disclosure Disclosure Form or which has been discovered to be	rt; System Form or a be material	discovered by ly worse than	was indical	ed.	
REPAIRS SELLER agrees to pay for and complete all repair conditions indicated on Appraisal Report identified in the Seller's Real Property Disclosure Disclosure Form or which has been discovered to be A copy of repair invoices shall be delivered to B.	rt; System e Form or e be materiall BUYER pri	discovered by ly worse than for to close o	was indicat of escrow. I	ed. In the event BUYER's	required repairs are not
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9	rt; System Form or in materiall SUYER pri the an Adden s herein hav	discovered by ly worse than for to close of ndum direction we no respons	was indicat of escrow. I ug how the S sibility to as	ed. In the event BUYER's ELLER's funds for the sist in the payment of	required repairs are not ne remaining repairs shall any repair, correction or
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T. 12.2.2	Waived		
Included	/ REINSPECTIONS to	be paid by O BUYER SELLER	BUYER shall have the
ight to reinspect no later than 3			
FINAL WALKTHROUGH B	JUYER shall have the right to a final v	walkthrough inspection no later tha	n 3 days prior to
Close of Escrow to ensure compli	since with the terms of this Agreemen	nt.	14
Ñ.	11 12	condition, contingency, approval	and disapproval shall be
CONDITIONS SATISFIED OR	ess waived in writing by the beneficial	condition, comingency, approva	ified, or an extension in
satisfied according to its terms unit	or, this Agreement shall terminate an	d all denosits be returned to BUYE	R less expenses incurred
Writing is agreed to by the parties	ion of this transaction. Each party shall	diligently pursue the completion of	this transaction.
PHYSICAL POSSESSION	Physical possession of the property,	with keys to all property locks, co	mmunity mailbox keys.
alarms, and garage door opener(s)	, if applicable, shall be delivered to BI	JYER a upon recordation of the	deed or U by separate
Agreement.			
		E	1
DESTRUCTION OF IMPROVE	MENTS If the improvements of th	e property are destroyed, materially	dalisaced to CET I CET
materially defective prior to clos	se of escrow, BUYER may terminate	e the Agreement by written notice	ACHACICA IN ADSTRUCT
Broker, and earnest money deposit	shall be returned to BUYER.		
A VE TA	ently attached to the property as of	this date including but not limited	to, light fixtures, attached
FIXTURES All items perman	related equipment, draperies, blinds	and shades including window hard	ware, door and window
	n doors outpings TV outpinio(s), sale	ilije dish. Mirgiar, nie and sinoke a	ngilliz' omicin hoors tric
and the second continuous colors	everamic) conforming wondstoves, all	ached firenjace screen(s), elecuic ga	fishe non obener(2) with
control(s), outdoor plants and t	rees, (other than in movable contain	ners), are included in the purcha	se price, free of liens,
EXCLUDING			
	. *	to the formation has 197	PUED is included in the
PERSONAL PROPERTY T	The following personal property, on the erred to BUYER free of lieus at close of	he premises when hispected by be	as to the condition of any
purchase price and shall be transfer	crow: refrigerator to remain at	t no dollar value	
	(Other than Common-Interest Com	munities) In the event there is a!	bond or assessment which
RONDS AND ASSESSMENTS		row, the bond or assessment shall b	
BONDS AND ASSESSMENTS	s settlement in full prior to close of esc		be Mapaid by SELLER, or
has a principal balance or requires	s settlement in full prior to close of ex	187=1	be dipaid by SELLER, or
has a principal balance or requires Classumed by BUYER, Clother	s settlement in full prior to close of esc		e depaid by SECLER, or
has a principal balance or requires Classumed by BUYER, Clother Out AND DECEMBER 15 mail	s settlement in full prior to close of esc	me of written accurlance, allowing t	for normal use up to close
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Address 587

Carlin Court

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PRSAR 05/15 ROA 5/9

1 VERIFICATION OF INFORMATION Any information relating to square footage, land or its use, and/or improvements 2 of the land are approximate or estimates only, and neither the SELLER nor the Brokers involved make any representation or 3 guarantee regarding the accuracy. Any oral or written representations by SELLER or Brokers regarding age of improvements, size, 4 and square footage of parcel or building, or location of property lines, may not be accurate. Apparent boundary line indicators such 5 as fences, hedges, walls, or other barriers may not represent the true boundary lines. Brokers are not obligated to investigate the 6 status of permits, zoning, or code compliance. BUYER to satisfy any concerns with conditions that are an important or critical 7 element of the purchase decision. BUYER has not received or relied upon any representations by either Brokers or SELLER with 8 respect to the condition of the property which are not contained in this Agreement or in any attachments. The information contained 9 in the Multiple Listing Service, computer or advertisements, and feature sheets pertaining to this property are not warranted or 10 guaranteed by the Brokers. Errors and/or omissions in inputting information, while uncommon, are possible. BUYER shall be 11 responsible for verifying the accuracy of pertinent information. Deposit of all funds necessary to close escrow shall be deemed as 12 final acceptance of the property. SELLER agrees to hold all Brokers in the transaction harmless and to defend and indemnify them 13 from any claim, demand, action or proceedings resulting from any omission or alleged omission by SELLER's statements. 15 COMMON-INTEREST COMMUNITY DISCLOSURE 16 The property ☐ is KI is not located in a Common-Interest Community. 17 If so, complete the following: 18 SELLER to provide, at SELLER's expense, BUYER Common-Interest Community documents ("Resale Package") as required by 19 NRS. SELLER to order Resale Package within 5 days of acceptance and to deliver the Resale Package no later than 10 days prior to 20 close of escrow. 21 Association transfer fees to be paid by QBUYER, QSELLER, Q other 22 Association set up fees to be paid by DBUYER, DSELLER, O other 23 Other Association fees related to the transfer of the Common-Interest Community paid by DBUYER, DSELLER, 25 The amount of any delinquent assessments including penalties, attorney's fees, and other charges provided for in the management 26 documents shall be paid current by the SELLER at close of escrow. SELLER must disclose knowledge of upcoming and pending 28 Existing Assessments levied shall be paid by DBUYER, USELLER, Uother 29 Assessments levied, but not yet due, shall be paid by DBUYER, DSELLER, Dother 30 BUYER to have five (5) days from receipt of Resale Package for review. If the BUYER does not approve the Resale Package then 31 written notice to cancel must be given within that same five (5) day period. 32 If applicable, SELLER shall relinquish, on or before close of escrow, 33 AREA RECREATION PRIVILEGES AND RULES 34 recreation privileges, passes, identification cards or keys for access to common-interest community facilities and general 35 improvements. Upon close of escrow, SELLER agrees to pay replacement charges for identification cards or keys that are not 36 relinquished. BUYER shall become familiar with the current common-interest community facilities and general improvement policies 37 regarding recreation privileges and associated costs prior to close of escrow. The BUYER is advised the property may be subject to the authority of the federal government, 39 LAND USE REGULATION 40 state, county, city and/or the various courts having jurisdiction. These governmental entities, from time to time, have adopted and 41 revised land use and environmental regulations that may apply to the property. Due to the uncertain effect of land use and 42 environmental regulations that may apply to the property and may affect BUYER's intended use of the property. BUYER is advised 43 to research the possible effect of applicable land use and environmental regulations. The Broker makes no representations or 44 warranties regarding the existing permissible uses or future revisions to the land use regulations. 45 The BUYER is advised the property may be located in an area found to have special flood 46 ENVIRONMENTAL CONDITIONS 47 hazards as indicated by FEMA, avalanche conditions, freezing temperatures, snow loads, seismic activity and/or wildland fires. It 48 may be necessary to purchase additional insurance in order to obtain a loan secured by the property from any federally regulated 49 financial institution or a loan insured or guaranteed by an agency of the U.S. Government. For further information, consult your 50 lender, insurance carrier or other appropriate agency. 51 The BUYER may be required, at some future date, to incur the costs of installation of water meters and/or 52 WATER METERS 53 conversion to metered rates. 54 Many factors may affect the performance of a well system. If the property includes a well, BUYER may be required, at 55 WELLS 56 some future date, to incur the costs of connecting the residence to a public water system. See Authorization for Release of Water 57 Quality and Water Quantity Testing Results and Information Regarding Private Well and Septic System.

> Carlin Court Address 687 J and Seller Buyer [TIL /] have read this page. This form presented by Christins Penelton | Elko Realty | 775-777-3556 | christins Belkorealtvilc. dom

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14 TAX WITHHOLDING (FIRPTA) Unless the property is acquired for use as a primary residence and is sold for no more than 15 \$300,000, SELLER agrees to provide BUYER with (a) NON-FOREIGN SELLER AFFIDAVIT (PPC Form 101-V), or (b) 16 WITHHOLDING CERTIFICATE FORM from the Internal Revenue Service stating that withholding is not required. In the event 17 none of the foregoing is applicable, BUYER requires 10% of Seller's proceeds to be withheld by escrow to comply with the 18 FOREIGN INVESTMENT AND REAL PROPERTY TAX ACT (IRC Section 1445). 19 20 TAX DEFERRED EXCHANGE In the event BUYER or SELLER wishes to enter into an IRC tax deferred exchange for the 21 real property described herein, each of the parties agrees to cooperate with the other party in connection with such exchange, 22 including the execution of documents as may be reasonably necessary to effectuate the same. Provided that the other party shall not be 23 obligated to delay the closing, all additional costs in connection with the exchange shall be borne by the party requesting the 24 exchange, and the other party shall not be obligated to execute any note, contract, deed, or other document providing for any personal 25 liability which would survive the exchange. The other party shall be indemnified and held harmless against any liability arising or is 26 claimed to have arisen on account of the acquisition of ownership of the exchange property. 27 28 ADDITIONAL TERMS AND CONDITIONS: 20 Seller will contribute on the successful close of escrow, up to 5% towards buyers recurring and non recurring closing costs. This does not include 25 any amounts previously agreed to be paid by seller. Seller will not be 37 required to advance any funds on behalf of the buyer.		
3 SEPTIC SYSTEMS If the property includes a septic system, BUYER may be required, at some future date, to incur the costs of connecting the residence's plumbing to a public sewer system. See Information Regarding Private Well and Septic System. At close of secrow, BUYER assumes all future costs associated with water meters, wells and septic systems. For PRIVATE ROADS If the property shares a common road or access driveway or right of way with other property, the SELLER shall disclose the existence of any road maintenance agreement. Universal of the Property Shares a common road or access driveway or right of way with other property, the SELLER shall disclose the existence of any road maintenance agreement. Universal of the Property of Septiment of the Property of Septiment of Septime		ADDITIONAL FEES Some areas may include/impose additional fees or charges for the remediation of water systems.
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PROFESSIONAL CONSULTATION ADVISORY A re- advised to consult with appropriate professionals including, but other professionals, on specific topics including, but not limited physical condition, legal, tax, water rights and other consequence	d to, land use regulation, boundar			
SELLER has agreed, by separate listing agreement, to pay real estate commissions for services rendered, at close of escrow.				
As published in the MLS, 2.5 % of the accepted price, or \$, ir	respective of the agency relationsh	ip.		
EXPIRATION OF OFFER This offer shall expire unless a		of to DUVED or to		
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Christina Pemelton on/or before	3:00 DA.M. EP.M. on	05/27/16		
Christina Pemelton on/or before	ents incompresed and attached co	ntain the entire Agreement of the	* **	
Christina Pemelton on/or before	ents incorporated and attached could be property which	ntain the entire Agreement of the are not expressly set forth herein.		
ENTIRE AGREEMENT This document and the document parties and supersede all prior Agreements or representations were superseded and the supersed and the superseded and the superseded and the supersed and the superseded and the superseded and the superseded and the superseded and the supersed and th	ents incorporated and attached covith respect to the property which	ntain the entire Agreement of the are not expressly set forth herein. s acknowledge that they have not		
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1	SELLER'S ACCEPTANCE, COUNTER OFFER OR RE	JECTION OF AGREEMENT	the least of the land of the state of the st					
2	SELLER acknowledges having read and approved each of the provisions of this Agreement. Authorization is hereby given the							
3	Brokers in this Agreement to deliver a signed copy to BUYE	Brokers in this Agreement to deliver a signed copy to BUYER and to disclose the terms of sale to members of a Multiple Listing						
4	Service or Association of REALTORS® at close of escrow.							
5	SELLER to check one of the following options and date, time a	and sign this Agreement.	¥7 H					
4								
7	Acceptance of Offer SELLER accepts this offer to purch	base, agrees and has the authority to	sell the above described property					
g	on the terms and conditions as stated herein.							
0	AND DATE OF THE PERSON OF THE							
10	OCounter Offer SELLER signs this offer subject to a Counter	nter Offer dated						
	Commer out							
11	ORejection SELLER rejects the foregoing offer.							
		, , , , , ,						
13	SELLER Alexandre I Penez	DATE 6/25/16	Time 9 16 Am					
			E					
15	SELLER	DATE	Time					
		22772						
17	The SET I ED's Licenses is:							
	Representation: The SELLER's Licensee is:		14.7					
19		Denkar Nama Tanas Tanas						
20	SELLER'S Licensee Christina Assu	Broker Name Jesse James						
21	_	G N						
22	Phone Fax	Company Name						
23		nom 41th						
24	Agent Email	Office Address						
25								
26		City/State/Zip						
	(* 1)		20					

Elko



ROSS MILLER
Secretary of State
204 North Carson Street, Suite 4
Carson City, Nevada 69701-4520
(775) 684-5708
Website: www.nvsos.gov



Articles of Organization Limited-Liability Company

(PURSUANT TO NRS CHAPTER 86)

Filed in the office of	Document Number 20130576172-54
Ross Miller	Filing Date and Time 08/30/2013 4:59 PM
Secretary of State	Entity Number E0426182013-3

(This document was filed electronically.) ABOVE SPACE IS FOR OFFICE USE ONLY USE BLACK INK ONLY - DO NOT HIGHLIGHT 1. Name of Limited-Check box if a Check box il a **CRNICH LLC** Restricted Limited-Liability Company: Series Umited-Liability Company Liability Company (must contain approved limited-liability company wording; see instructions) 2. Registered Commercial Registered Agent: **Agent for Service** of Process: (check Noncommercial Registered Agent (name and address below) Office or Position with Entity <u>OR</u> only one box) (name and address below) GERBER LAW OFFICES, LLP Name of Noncommercial Registered Agent OR Name of Title of Office or Other Position with Emily Nevada 89801 ELKO 491 4TH STREET Street Address Zip Code City Nevada Malling Address (il different from street address) Zip Code City 3. Dissolution Latest date upon which the company is to dissolve (if existence is not perpetual): Date: (optional) 4. Management: X Manager(s) Company shall be managed by: OR (required) (check only one box) 5. Name and 1) ALEJANDRO I PEREZ Address of each Name Manager or 235 REPPLER DRIVE ELKO NV 89801 Managing Member: (attach additional page if Street Address City State Zip Code more than 3) Name Street Address City Sigle Zip Code Name Street Address City 6. Effective Date **Effective Date:** Effective Time: and Time: (optional) 7. Name, Address ALZJANDRO I PEREZ alejandro i perez and Signature of Name Organizer Signature Organizer: (attach additional page if more than 1 organizar) 235 KEPPLER DRIVE PLEO HV 89801 Address City Zip Code State 8. Certificate of I hereby accept appointment as Registered Agent for the above named Entity. Acceptance of GERBER LAN OFFICES, LLP **Appointment of** 8/30/2013 Registered Agent: Authorized Signature of Registered Agent or On Behalf of Registered Agent Entity Date

APN: 001-461-024

Mail Tax Statement to: CRNICH LLC c/o Alejandro Perez 235 Keppler Drive Elko, Nevada 89801

When Recorded Return to: GERBER LAW OFFICES, LLP 491 4th Street Elko, Nevada 89801

DOC # 09/83/2018 8031 03:37

Official Record

GERBER LAW OFFICE

Files County

et 2



GRANT BARGAIN AND SALE DEED

FOR THE CONSIDERATION of TEN DOLLARS (\$10.00), and other valuable consideration, the receipt of which is hereby acknowledged, FRED UDALE CRNICH and TERIB. CRNICH, husband and wife, herein referred to as Grantors, do hereby grant, bargain and sell to CRNICH LLC, herein referred to as Grantee, and to its successors and assigns forever, the property and premises located in the County of Elko, State of Nevada, described as follows:

> Lot 18, of Block E, of the Biegler Addition to the City of Elko, as shown upon the official map thereof filed in the Office of the County Recorder of said Elko County, Nevada.

> SUBJECT to all exceptions, reservations, restrictions, restrictive covenants, assessments, easements, rights of way of record in connection wit either or both of the above parcels.

TOGETHER WITH all buildings and improvements thereon.

SUBJECT TO: All taxes and other assessments, reservations, exceptions, and all easements, rights of way, liens, leases, contracts, surveys, covenants, conditions and restrictions, as may appear of record.

TOGETHER WITH the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD the described premises to the Grantee, and to his successors and assigns forever.

IN WITNESS WHEREOF, the Grantor has signed this Deed this 30 day of Avgust 2013.

E108/20/150 002 of 2

STATE OF NEVADA

: 88.)

COUNTY OF ELKO

This instrument was acknowledged before me on August 30, 2013, by FRED UDALE CRNICH and TERI B. CRNICH.

DOC # DV --



Official Record

Requested By GENDER LAW OFFICE

Elin Courty — NY O. Mila Syndox — Recorder

STATE OF NEVADA			or mars statute —	Learning.
DECLARATION OF VAL			Page 1 of 1	Fee \$15 00
1. Assessor Parcel Number(s)		Recorded By: ST	APYT. \$816.19
a) 001-461-024				
b)				
c)	مرور التناز وروالد والمدور			
d)	<u> </u>			
2. Type of Property:	Si			
a) Vacant Land	b) X Single Fam. F	les. FOR RECORDER	L'S OPTIONAL	USE ONLY
c) Condo/Twnhse	d) 2-4 Plex	Book:	Page:	
e) Apt. Bldg	f) Comm'l/Ind'	Date of Recordi	ng:	
e) Apt. Bldg g) Agricultural	h) Mobile Home	Notes:	-0	
Other				
3. Total Value/Sales Price o	f Property	\$ 158,049	.61	
Deed in Lieu of Foreclosi		aty) (
Transfer Tax Value:		\$ 158,049	.61	
Real Property Transfer Ta	y Due	\$ 618	.15	
4. If Exemption Claimed:	X D45	<u> </u>		
a Transfer Tax Exemption	N nor NIDC 275 AGA So	otion		
b. Explanation Reason fo				
U. Explanation reason to	Exemption			
The undersigned dec 375.060 and NRS 375.110, the and can be supported by do Furthermore, the parties agradditional tax due, may result NRS 375.030, the Buyer and	at the information provide cumentation if called up see that disallowance of the penalty of 10% of the contraction of the contr	oon to substantiate the standard competing any claimed exemption the tax due plus interest to the same that the sa	of their information pro information pro in, or other deta at 1% per month	ion and belief, wided herein. ermination of i. Pursuant to
Signature Direct		· ·	•	
Signature		Capacity		
SELLER (GRANTOR)		BUYER (GRANT) (REQUIR)		MOTTA
Print Name: Fred Udale and		Print Name: CRNIC		
Address: 687 Carlin Court		Address: 235 Kepp		
City: Elko		City: Elko		
State: Nevada Zip;	89801	City: Elko State: Nevada	Z.p. 89	801
COMPANY/PERSON REC	DUESTING RECORD	ING frequired if not se	ller or buyer)	
Print Name: Gerber Law Off		Escrow #:		
Address: 491 4th Street				
City: Elko		State: Nevada	_Zip:89801	

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

	9	4

A.P.N.:

001-364-005

File No:

151-2506509 (rj)

R.P.T.T.:

\$614.25

DOC# 09/16/2016

Official Record
Requested By
FIRST AMERICAN TITLE ELKO

Elko County - NV

D Mike Smales - Recorder

Page: 1 of 2 Recorded By RW Fee: \$15.00 RPTT: \$614.25



When Recorded Mail To: Mail Tax Statements To:

Yohon Helmer 993 River Street Elko, NV 89801

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Alejandro I. Perez, a married man as his sole and separate property

do(es) hereby GRANT, BARGAIN and SELL to

Yohon Heimer, a single man

the real property situate in the County of Elko, State of Nevada, described as follows:

LOTS 23 AND 24 IN BLOCK 12 OF BALLOU'S ADDITION TO THE CITY OF ELKO, COUNTY OF ELKO, STATE OF NEVADA, AS THE SAME APPEARS UPON THE OFFICIAL PLAT OF SAID CITY OF ELKO, NOW ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF ELKO COUNTY, NEVADA, SAID MAP BEING FILED SEPTEMBER 15, 1870.

Subject to

- All general and special taxes for the current fiscal year. 1.
- Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements 2, now of record.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Date: 06/24/2016

715968

09/16/2016 2 of 2

STATE OF

NEVADA

COUNTY OF

ELKO

This instrument was acknowledged before me on .

Alejandro I. Perez.

Notary Public

(My commission expires: L

Notary Public-Stale of Nevada County of Etho

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated June 24, 2016 under Escrow No. 151-2506509.

DOC# DV-715968

Official Record
Requested By
FIRST AMERICAN TITLE ELKO
Elko County - NV
D Mike Smales - Recorder
Page: 1 of 1 Fee: \$15.00
Percented By PW 88TT: \$614.25

Recorded By RW

Fee: \$15.00 RPTT: \$614.25

STATE OF NEVADA **DECLARATION OF VALUE**

1.	Assessor Parcel Number(s)	
2)	001-364-005	
b)		•
c)_ d)		
U)		82
2. a) c) e) g) i)	Condo/Twnhse d) 2-4 Plex Apt. Bldg. f) Comm'l/ind't Agricultural h) Mobile Home Other	FOR RECORDERS OPTIONAL USE Book Page: Date of Recording: Notes:
3.	a) Total Value/Sales Price of Property:	\$157,500.00
	b) Deed in Lieu of Foreclosure Only (value of	(\$)
	c) Transfer Tax Value:	\$157,500.00
200	d) Real Property Transfer Tax Due	\$ 614, 25
155 A	If Exemption Claimed:	
4.		
	a. Transfer Tax Exemption, per 375.090, Sectionb. Explain reason for exemption:):
5.	Partial Interest: Percentage being transferred:	%
info the clai 109 Sell	The undersigned declares and acknowledges, us i.080 and NRS 375.110, that the information promation and belief, and can be supported by document information provided herein. Furthermore, the med exemption, or other determination of additions of the tax due plus interest at 1% per month. Furthermore, the shall be jointly and severally liable for any additional insture:	provided is correct to the best of their sumentation if called upon to substantiate parties agree that disallowance of any onal tax due, may result in a penalty of Pursuant to NRS 375.030, the Buyer and
A134	nature:	Capacity:
~19t	nature:	
~.y		Capacity:
Ĭ	SELLER (GRANTOR) INFORMATION (REQUIRED)	Capacity: BUYER (GRANTEE) INFORMATION (REQUIRED)
Prir	SELLER (GRANTOR) INFORMATION (REQUIRED) It Name: Alejandro I. Perez	Capacity: BUYER (GRANTEE) INFORMATION
Prir	SELLER (GRANTOR) INFORMATION (REQUIRED) It Name: Alejandro I. Perez dress: 235 Keppler	Capacity: BUYER (GRANTEE) INFORMATION (REQUIRED) Print Name: Yohon Heimer
Prin Add	SELLER (GRANTOR) INFORMATION (REQUIRED) It Name: Alejandro I. Perez dress: 235 Keppler V: Elko	Capacity: BUYER (GRANTEE) INFORMATION (REQUIRED) Print Name: Yohon Heimer Address: 993 River Street
Prin Add City Sta	SELLER (GRANTOR) INFORMATION (REQUIRED) Int Name: Alejandro I. Perez Idress: 235 Keppler V: Elko Ite: NV Zip: 89801	Capacity: BUYER (GRANTEE) INFORMATION (REQUIRED) Print Name: Yohon Heimer Address: 993 River Street City: Elko State: NV Zip: 89801
Prin Add City Sta	SELLER (GRANTOR) INFORMATION (REQUIRED) Int Name: Alejandro I. Perez Idress: 235 Keppler Idress: V: Elko Idres: NV Zip: 89801 IMPANY/PERSON REQUESTING RECORDING (INFORMATION) First American Title Insurance	Capacity: BUYER (GRANTEE) INFORMATION (REQUIRED) Print Name: Yohon Heimer Address: 993 River Street City: Elko State: NV Zip: 89801 required if not seller or buyer)
Prir Add City Sta	SELLER (GRANTOR) INFORMATION (REQUIRED) Int Name: Alejandro I. Perez Idress: 235 Keppler Idress: 235 Keppler Idress: V. Zip: 89801 IMPANY/PERSON REQUESTING RECORDING (INFORMATION TITLE INSUrance Int Name: Company	Capacity: BUYER (GRANTEE) INFORMATION (REQUIRED) Print Name: Yohon Heimer Address: 993 River Street City: Elko State: NV Zip: 89801
Print Add City Sta	SELLER (GRANTOR) INFORMATION (REQUIRED) Int Name: Alejandro I. Perez Idress: 235 Keppler Idress: 235 Keppler Idress: Liko Idress: NV Zip: 89801 IMPANY/PERSON REQUESTING RECORDING (INFORMATION Title Insurance) Int Name: Company Idress: 526 Idaho Street	Capacity: BUYER (GRANTEE) INFORMATION (REQUIRED) Print Name: Yohon Heimer Address: 993 River Street City: Elko State: NV Zip: 89801 required if not seller or buyer) File Number: 151-2508509 rj/rj
Print Add City Sta	SELLER (GRANTOR) INFORMATION (REQUIRED) Int Name: Alejandro I. Perez Idress: 235 Keppler V: Elko Idres: NV Zip: 89801 IMPANY/PERSON REQUESTING RECORDING (INFORMATION) First American Title Insurance Int Name: Company Idress 526 Idaho Street	Capacity: BUYER (GRANTEE) INFORMATION (REQUIRED) Print Name: Yohon Heimer Address: 993 River Street City: Elko State: NV Zip: 89801 required if not seller or buyer) File Number: 151-2508509 rj/rj State: NV Zip: 89801

APN:

DOC #

680028

10/30/2013

Official Record Requested By CERSER LAW OFFICES

Ello Cuenty - W

Page 1 of 2 Recorded By: ST

Fee: \$15.00 RPTT \$224.00



When Recorded Return to: GERBER LAW OFFICES, LLP 491 4th Street Elko, Nevada 89801

001-364-005

Mail Tax Statement to:

Alejandro I. Perez 235 Keppler Drive Elko, Nevada 89801

GRANT BARGAIN AND SALE DEED

FOR THE CONSIDERATION of TEN DOLLARS (\$10.00), and other valuable consideration, the receipt of which is hereby acknowledged, KATHRYN L.P. TORRES, as Successor Trustee of the John Pappas and Lorraine Pappas Revocable Living Trust created February 17, 2009, herein referred to as Grantor, does hereby grant, bargain and sell to ALEJANDRO I. PEREZ, herein referred to as Grantee, and to his successors and assigns forever, the property and premises located in the County of Elko, State of Nevada, described as follows:

Lots 23 and 24 in Block 12 of Ballou's Addition to the City of Elko, County of Elko, State of Nevada, as the same appears upon the official plat of said City of Elko, now on file in the Office of the County Recorder of Elko County, Nevada, said map being filed September 15, 1870.

TOGETHER WITH any and all buildings and improvements situate thereon.

TOGETHER WITH the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

SUBJECT to all conditions, covenants, easements, exceptions, reservations, restrictions, and rights of way of record.

TO HAVE AND TO HOLD, all and singular, the said premises, together with the appurtenances unto the said Grantee, and to the successors and assigns of the Grantee forever.

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111

2013.

IN WITNESS WHEREOF, the Grantor has signed this Deed this 30 day of October,

KATHRYN L.P. TORRES, as Successor Trustee of the John Pappas and Lorraine Pappas Revocable Living Trust Created February 17,

STATE OF NEVADA

: ss.

)

COUNTY OF ELKO

This instrument was acknowledged before me on October <u>30</u>, 2013, by KATHRYN L.P. TORRES, as Successor Trustee of the John Pappas and Lorraine Pappas Revocable Living Trust created February 17, 2009.

2

DOC # DV-

680028

Official Record

Elio County - NO

Requested By BERBER LAW OFFICES

STATE OF NEVADA	D. Millio Services — Proceedor
DECLARATION OF VALUE FORM	Page 1 of 1 Fee: \$1580
1. Assessor Parcel Number(s)	Page 1 of 1 Fee: \$15.50 Recorded By. \$1 RPTI. \$234.00
a) 001-364-005	
b)	
0)	
d)	
2. Type of Property:	
a) Vacant Land b) X Single Fam. Res.	FOR RECORDER'S OPTIONAL USE ONLY
c)Condo/Twnhse d)2-4 Plex	Book:Page:
e) Apt. Bldg f) Comm'l/Ind'l	Date of Recording:
g)Agricultural h)Mobile Home	Notes:
Other	140(cs:
3. Total Value/Sales Price of Property	6 60 000 00
	\$ 60,000,00
Deed in Lieu of Foreclosure Only (value of Property	
Transfer Tax Value:	\$ 60.000,00
Real Property Transfer Tax Due	\$ 234.00
4. If Exemption Claimed:	
a. Transfer Tax Exemption per NRS 375.090, Section	
b. Explanation Reason for Exemption :	
and can be supported by documentation if called upon Furthermore, the parties agree that disallowance of an additional tax due, may result in a penalty of 10% of the NRS 375.020, the Buyer and Seller shall be jointly and Signature	ny claimed exemption, or other determination of tax due plus interest at 1% per month. Pursuant to severally hable for any additional amount owed.
Signatury // / / / / / / / / / / / / / / / / /	Capacity Atmittee
Signature	Capacity
SELLER (GRANTOR) INFORMATION (REQUIRED)	BUYER (GRANTEE) INFORMATION
	(REQUIRED)
Print Name: John & Lorraine Pappas, Trustees	Print Name: Aleiandro I. Perez
Address: c/o Kathy Pappes Torres, 11 Burke St.	Address: 235 Keppler Drave
City: <u>Kemmerer</u> State: <u>WY</u> Zip: <u>83101-3607</u>	City: Elko State: Nevada Zip: 89801
State: <u>WY</u> Zip: <u>83101-3607</u>	State: Nevada Zip: 89801
COMPANY/PERSON REQUESTING RECORDING	G (required if not seller or hover)
Print Name: Gerber Law Offices, LLP	Escrow#:
Address: 491 4th Street	
City: Elko	State: Nevada Zin: 89801

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED



RESIDENTIAL OFFER AND ACCEPTANCE AGREEMENT



1	RECEIVED FROM YOHON HEIMER	
2	DEPOSIT OF SECURITY	of the PURCHASE
3	hereinafter designated as BUYER, the amount set forth below as EARNEST MONEY DEPOSIT on account PRICE OF \$ 157,500.00 (One Bundred Pifty-Seven Thousand Five Bund PRICE OF \$ 157,500.00)	red DOLLARS),
4	PRICE OF \$ 157,500.00 (One Rundred Filty-Seven Seven) for the real property situated in the OCity OR OUnincorporated Area of ELKO NV, 89801, County of ELKO	
5	for the real property situated in the LiCity OK Street Street State of Nevada, commonly described as 993 RIVER STREET	1
6	APN 001-364-005 (legal description to be supplied in escrow).	
7	BUYER & does, a does not intend to occupy the property as a residence.	
		6
9		\$ 500.00
11	payable to FIRST AMERICAN TITLE then deposited within one (1) business day of acceptance with SEE REMARKS then deposited within one (1) business day of acceptance with SEE REMARKS	
12	Authorized escrow holder to be selected by BUYER USELLER.	
1.4		\$0.00
15	BALANCE OF CASH DOWN PAYMENT (not including closing costs)	\$ 0.00
16	Source of down payment PERSONAL FUNDS	
17	bounce of course payment	omplete this nurchase
18	CASH PURCHASE BUYER to provide evidence, satisfactory to SELLER, of sufficient cash available to co	omprete and person
19	within NA days of written acceptance.	
		\$ 157,000.00
-	TOWN RED T OAN PROCEEDS. (I Conventional, UFHA, UVA, MIKURI, UFITALE	
23	Oddjustable Rate for years. Initial Interest not to exceed standard to the	
-		\$ NA
2.	5 NEW SECOND LOAN PROCEEDS: Conventional, OFHA, OVA, ORural, OPrivate	
20	5 Fixed Rate for years. Interest not to exceed%. 5 Fixed Rate for years. Interest not to exceed % maximum lifetime rate not to	
2.	7 QAdjustable Rate for years. Initial Interest not to exceed	
	B exceed	
2	Description of the state of the	
30	D Payment shall include: Olinterest only OR Principal and Interest. 1 Taxes and Insurance shall be impounded monthly by lender or paid directly by BUYER.	
3	deve of acceptance of his RM Agrees to pay prevamine	
3	BUYER to lock loan terms within 30 days of acceptance to pay discount points not to exceed	% .
- 0	s Annumation in discount points at closing to be applicated proportionality.	
		TTAlation
-	- cont v top to cont up to \$100 00 in tees which calmot be baid by the best and part	r va regulation.
_	A 4 11 1-1- I Fore chall be dold at realisted by law. Utilitative district together.	
3	9 PMI, MIP, VA funding fee, if any, to be Opaid in cash, Ofinanced, Ospaid monthly.	
		\$0.00
7	OTHER (Specify in Additional Terms and Conditions or Financing Addendum):	\$ 0.00
- 2	10	\$ 157,500.00
_	3 TOTAL PURCHASE PRICE in the sum of (not including closing costs):	
	44	polication, including all
		pre-approval letter to
		itioned upon BUYER's
	de documentation, to a lender of BUYER's choice, (2) authorize ordering of the appraisal, and (5) decided the documentation, to a lender of BUYER's choice, (2) authorize ordering of the appraisal, and (5) decided the documentation of the do	available funds, subject
4	48 ability to deliver to SELLER a letter of loan approval which metales with company within 21 days (of acceptance. BUYER
	49 to acceptable appraisal and lender review of preliminary report not the company. If BI	JYER fails to complete
	50 consents to the lender's release of loan status and conditions of approval to the SELLER and Seller and 51 any of these conditions, SELLER reserves the right to terminate this Agreement and both parties agree to 51 any of these conditions, SELLER reserves the right to terminate this Agreement and both parties agree to	cancel the escrow and
	51 any of these conditions. SELLER reserves the right to terminate this representation and the property of these conditions.	
¥	52 return earnest money deposit to BUYER less expenses incurred by BUYER.	

1	SALE OF OTHER PROPERTY BUYER must check one of the following:
	A. This Agreement is not contingent upon conveyance of BUYER's property.
3	OR B. This Agreement is contingent upon conveyance of BUYER's property described as:
5	which is
6	1. In escrow I with a non-contingent on the sale of another property offer OR II with a contingent offer scheduled to close
7	on or before
8	SELLER shall have the right to continue to offer this property for sale and accept written backup offers only, subject to the BUYER's rights under this Agreement. If the escrow on BUYER's property does not close by, this
01	Agreement will terminate unless the BUYER and SELLER otherwise agree in writing. BUYER shall provide information
!1	regarding the listing and escrow on BUYER's property and related escrows, including but not limited to, closing date, loan
12	status, inspections and all additional contingencies, within days of acceptance. BUYER authorizes SELLER or
13	SELLER's Agent to obtain updates on the BUYER's listing or eserow.
14	2. Courrently listed OR Co will be listed within days in the MLS System by a REALTOR®. SELLER shall have the
15 16	
17	this Arragment If the RIVER's property document which a general offer within days and go into escrow scheduled
18	to close on or before , this Agreement will terminate unless the BUYER and SELLER otherwise
19	agree in writing. BUYER shall provide information regarding the fishing and escrow on BUYER's properly and related
20	escrows, including but not limited to, closing date, loan status, inspections and all additional contingencies, within days of acceptance. BUYER authorizes SELLER or SELLER's Agent to obtain updates on the BUYER's listing or escrow.
21 22	days of acceptance. But the authorizes selected of selected s Agent to obtain appeares on the Botter s issuing of easiers.
23	CLOSING Close of escrow to be ON OR BEFORE 8/25/2016 . Unless otherwise agreed upon in
24	writing, close of escrow date shall not change from the originally agreed upon closing date. Both parties shall deposit with the
	authorized escrow holder all funds and instruments necessary to complete the transaction in accordance with the terms herein.
26	DEFINITIONS BROKER includes cooperating Brokers and all Licensees. DAYS means calendar days unless otherwise
27 28	specified. BUSINESS DAY is a day other than a Saturday or Sunday or a day on which banks in Nevada are authorized or required
29	by law to close. ACCEPTANCE (DATE OF ACCEPTANCE) means the date on which this Agreement and any other counter offers
30	are fully executed and delivered. DELIVERY or RECEIPT shall mean personal delivery to BUYER, SELLER, or to their respective
31	authorized representative, transmitted by facsimile machine, email, or certified mail. In the event of fax transmission, delivery shall be deemed to have occurred at the time noted on the confirmation sheet generated by the sender's fax. In the event of the use of mail,
3Z 22	delivery and receipt shall be deemed to have occurred three (3) days following the date of mailing, evidenced by the postmark on the
34	envelope containing the delivered material. In the event of ELECTRONIC DELIVERY, delivery and receipt shall be deemed to have
	occurred as set forth in NRS 719.020.
36	and the Authority of the Peters of the Peters of the Peters of the Authority of the Authori
37 20	COUNTERPARTS AND SIGNATURES The BUYER and SELLER acknowledge and agree a) this Agreement may be executed in several counterparts, each of which shall be deemed an original and all of which counterparts together shall constitute one and the
30 20	same instruments; b) by signing below, the BUYER and SELLER agree to conduct this transaction by electronic means, and that
40	signatures transmitted by electronic delivery shall be acceptable for all purposes under this Agreement; and c) signatures transmitted
41	by electronic delivery shall be accepted as original signatures, and such signatures are as binding as a wet signature.
42	
43 44	VESTED TITLE Title shall vest as designated in Eserow Instructions.
	APPRAISAL BUYER Initial Required
46	Included Woived
47	Appraisal fee to be paid by ABUYER DSELLER. It is expressly agreed,
48	notivithstanding any other provisions of this contract, the BUYER shall not be obligated to complete the purchase of the property or to incur any penalty by forfeiture of earnest money deposit if the appraised value of the property (excluding closing costs) is less than
49 50	the amount specified as the purchase price. The BUYER shall, however, have the option of proceeding with the consummation of the
	contract without regard to the amount of the appraised valuation.

Address 993 RIVER STREET

ELRO NV, 89801

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2 3 4 5 6 7 8 9 0	EXAMINATION OF TITLE In addition to any encumbrances referred to herein, BUYER shall take title to the property subject to: (1) Real Estate Taxes not yet due, and (2) Covenants, Conditions, & Restrictions (CC&Rs), rights of way, and easements of record, if any, which do not materially affect the value or intended use of the property. Within two (2) business days of acceptance, SELLER shall order a preliminary report from a title company and CC&Rs if applicable, for the property. Within five (5) days from BUYER's receipt of the preliminary report and CC&Rs, all exceptions shall be deemed approved unless written objection is delivered to SELLER's Broker within this five (5) day period. Should BUYER object to any exceptions, SELLER shall use due diligence to remove those exceptions before close of escrow. If those exceptions cannot be removed before close of escrow, BUYER may elect to purchase, subject to the existing exceptions or BUYER may elect to terminate all rights and obligations hereunder, and the deposit shall be returned to BUYER, less expenses incurred by BUYER to the date of termination. If SELLER is unwilling or unable to remove such objections, SELLER shall deliver written notification to BUYER's Broker within ten (16) days of receipt of said objections.
2	THE AND OF COURTS
3	TITLE AND CLOSING COSTS
4	DBUYER SELLER shall pay for a (Standard) owner's policy of title insurance.
5	BUYER OSELLER shall pay for a (Standard) lender's policy of title insurance.
6	BUYER is aware additional coverage policies are available. All costs associated with additional coverage policies to be paid for by
7	BUYER, USELLER, Oother
8	Escrow Fee to be paid by QBUYER, QSELLER, Wisplit equally.
9	Transfer Tax(es) to be paid by DBUYER, WSELLER, Dother
'n	All remaining closing costs shall be paid in customary manner as required by law, ordinance and/or regulation.
1	Ant tomaning ordering week time to place at the second sec
2	OMISSIONS FROM ESCROW INSTRUCTIONS The omission from escrow instructions of any provision herein shall not
12	preclude any party from enforcing that provision. All representations and warranties shall survive the conveyance of the property.
!4	precious any party from emoreous man provision in representation and management and the provision of the pro
-	PRORATION Any and all rents, taxes, interest, homeowner association fees, payments on bonds and assessments assumed by
16	BUYER, and other expenses of the property shall be prorated as of the date of recordation of the deed. Security deposits, advance
10	rentals, or considerations involving future lease credits shall be credited to BUYER at close of escrow.
-	lemans, or considerations involving fundic least credits aim to see and to be a but at event of the see.
85	REASSESSMENT OF PROPERTY TAX The BUYER is advised the property may be reassessed upon change of ownership
) U	which may result in a tax increase or decrease.
_	HOME WARRANTY CONTRACT
	BUYER Initial Required
	Included Waived
34	1/2 Printed to the second and and and and and and and and and a
22	for by DBUYER, ESELLER, Dother The home warranty
90	contract shall become effective at close of escrow for not less than one year, at a price NOT to exceed \$ 370.00
3/	The Brokers herein have informed both parties that such protection programs are available. Brokers do not approve or endorse any
	particular program.
10	SELLER'S REAL PROPERTY DISCLOSURE FORM The SELLER will provide BUYER, at time of written acceptance, a
1 1	SELLER'S REAL PROPERTY DISCLOSURE FORM The SELLER will provide BUYER, at time of written acceptance, a
42	completed Seller's Real Property Disclosure Form which, by this reference, shall be incorporated into this Agreement. BUYER
43	shall return an acknowledged copy to SELLER or terminate this Agreement in writing within four (4) business days of receipt.
44	The state of the s
45	DISCLAIMER: BUYER understands that the above Seller's Real Property Disclosure Form is for disclosure purposes and is not
46	a substitute for property inspections by experts including, but not limited to, engineers, geologists, architects, general contractors,
47	specialty contractors such as roofing contractors and pest control operators. BUYER is urged to retain such experts that are believed
48	appropriate. BUYER understands and acknowledges the Brokers in the transaction cannot warrant the condition of the property or
49	guarantee all defects have been disclosed by SELLER. Both parties acknowledge Brokers will not be investigating the status of
50	permits, location of property lines, and/or code compliance.
51	
52	ITEMS NOT ADDRESSED Items of a general maintenance or cosmetic nature which do not materially affect value or use of
53	the subject property, which existed at the time of acceptance and which are not expressly addressed in this Agreement are deemed
54	accepted by the BUYER.

Address 993 RIVER STREET ELKO NV, 89801 PRSAR 01/16 ROA 3/9

	INSPECTIONS Acceptance of this offer is suf							
	order all inspections, and select qualified professionals including, but not limited to, licensed contractors, certified building inspectors							
	and any other qualified professionals who will insp			****				
	BUYER shall indicate inspections to be included (Ĉ	
	inspections; therefore, BUYER should add any add	iitionai inspe	ctions neces	sary to saus	ry the BUYER under "C)[HEK.		
6	All impossions shall be remulated and emiss of	all inconnection	na chall ba		Shad Dilven and CE	I I ED er en additions		
	All inspections shall be completed and copies of expense to either party	an inspection	ons soan be	provided it	oom butek and se	LLER at no additions	·I	
9	expense to either party 82 within 30 days of the date of acceptan	may OD						
10	within days of the BUYER's recei		D'e weitten	noonulanna	of I inn Holder(s) Chart	Cala approval		
	Within the time frame specified above, BUYER sh					saic approvai		
12	A. approval of the inspections without requiring			i writing on	e of the following.			
3	B. approval of the inspections with Notice of			an Addanda	um liction all required s	consider SELLED shall	11	
4	respond in writing within five (5) days of d		ixepans or	יייייייייייייייייייייייייייייייייייייי	tat tisting an tedanca :	change ownerpre sum		
5	C. termination of this Agreement including an		how the cor	relition(s) re	vesled by any inspection	report materially and	1	
16	or reasonably justify such a decision.	CAMMILLION	11011 1112 101	idinon(a) re	venicu by any mapeedon	report millerizing and	•	
	If any inspection is not completed by the deadline	that insper	tion is deen	ned waived	and SELLER is released	d from liability for th	a	
	cost of repairs that inspection would have reason							
	BUYER acts reasonably in terminating the Agreen							
	released from any and all obligations to SELLER							
	BUYER.	OHE BILLICION		or the par	nost money caposity tee.	, o,,panous 1110011101 v,	ı	
22								
	INSPECTIONS	Included	Waived	N/A	Paid B	Y		
	PEST INSPECTION	57)		a	D BUYER	☐ SELLER		
5 1	HOME INSPECTION	20			O BUYER	CI SELLER		
6 1	HEATING SYSTEM INSPECTION		数		□ BUYER	☐ SELLER		
	COOLING SYSTEM INSPECTION			29	O BUYER	C SELLER		
	SURVEY Type			93	☐ BUYER	CI SELLER		
	WELL QUALITY		ā	20	□ BUYER	□ SELLER		
	WELL QUANTITY	ā	ä	20	□ BUYER	□ SELLER		
	SEPTIC PUMPING	<u> </u>	ā	90	□ BUYER	G SELLER		
	SEPTIC INSPECTION		ā	20	D BUYER	□ SELLER		
	SEPTIC LID LOCATION/REMOVAL	ā	ā	80	□ BUYER	□ SELLER		
	FIREPLACE INSPECTION	ā	ä	90	□ BUYER	□ SELLER		
	WOODBURNING DEVICE INSPECTION	_	ō	80	□ BUYER	O SELLER		
6		_	_	_				
7	SELLER. Stovepipe to be capped off at ceiling of	r firenlace to	he restored	to working	order at SELLER's exp	ense.)		
	OIL TANK TEST Type			M M	□ BUYER	□ SELLER		
	(If oil tank needs to be filled to perform test, BU	VER IT will		_				
	OTHER			<u> </u>	D BUYER	O SELLER		
	THER	·	ā	鹤	□ BUYER	□ SELLER		
	OTHER	· .	ā	29	☐ BUYER	SELLER		
3		_			W DO . 12.K			
4 [(Buyer Initials) BUYER	affirms the	above selec	tions.				
5			20010 00100	,10400				
6 5	SELLER agrees to provide reasonable access to	the propert	y to BUYE	R. as well	as inspectors representi	ing BUYER, for both	1	
	aspections and re-inspections as provided in this							
8 9	SELLER agrees to have all utilities in service the t	av of inspec	tion and unti	l close of es	ermu	an alternative harden		
9								
0 1	REPAIRS SELLER agrees to pay for and comp	lete renairs i	in an amouni	NOT to ex	reed \$ 500 XX	for all repair	r_	
	conditions indicated on Appraisal Report; System	and Mainten	ance: Inspec	tions Fina	Walkthrough: and/or a			
2 t	he Seller's Real Property Disclosure Form or di					Property Disclosure	2	
3 1	form or which has been discovered to be mater	ially worse	than was in	dicated. A	conv of renair invoices	shall be delivered to)	
4 1	BUYER prior to close of escrow. The Brokers he	erein have n	o responsibi	lity to assis	st in the payment of any	repair, correction o	r	
5 6	leferred maintenance on the subject property which	h may have	been reveal	ed by the a	bove inspections, agreed	upon by the BUYER	t	
б в	and SELLER or requested by one party.	,		,				

Page 4 of 9

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1	
	Included Waived
ı	REINSPECTIONS to be paid by BUYER SELLER. SELLER shall have al
1	agreed upon repairs completed no later than days prior to Close of Escrow and BUYER shall have the right to re-inspect.
:	FINAL WALKTHROUGH BUYER shall have the right to a final walkthrough prior to close of escrow to ensure compliance
1	with the terms of this Agreement.
1	CONDITIONS SATISFIED OR WAIVED IN WRITING Each condition, contineency, approval and disapproval shall be
	CONDITIONS SATISFIED OR WAIVED IN WRITING Each condition, contingency, approval and disapproval shall be satisfied according to its terms unless waived in writing by the beneficiating party within the time limits specified, or an extension is
	viting is agreed to by the parties. Each party shall diligently pursue the completion of this transaction.
	withing is agreed to by the parties. Each party shall differently pursue the completion of this transaction.
1	PHYSICAL POSSESSION Physical possession of the property, with keys to all property locks, community mailbox keys
	darms, and garage door opener(s), if applicable, shall be delivered to BUYER 120 upon recordation of the deed; OR U Short Term
i	Occupancy Agreement; OR U by Residential Lease/Rental Agreement.
	respans references, on a sy residental residental Agreement.
1	DESTRUCTION OF IMPROVEMENTS If the improvements of the property are destroyed, materially damaged, or found to be
1	naterially defective prior to close of escrow, BUYER may terminate the Agreement by written notice delivered to SELLER's
1	Broker, and carnest money deposit shall be returned to BUYER.
•	
J	TXTURES All items permanently attached to the property as of this date including, but not limited to, light fixtures, attached
	loor coverings, central vacuum and related equipment, draperies, blinds and shades including window hardware, door and window
•	creen(s), storm sash, combination doors, awnings, TV antenna(s), satellite dish, burglar, fire and smoke alarms, built-in pools and
9	pas with related equipment, solar system(s), conforming woodstoves, intercom system, water softener system, attached fireplace
2	creen(s), electric garage door opener(s) with control(s), outdoor plants and trees, (other than in movable containers), OTHER
	Control of the second of the second of the second s
1	
٤	re included in the purchase price, free of liens, EXCLUDING NO EXCLUSIONS
£	re included in the purchase price, free of liens, EXCLUDING NO EXCLUSIONS
-	re included in the purchase price, free of liens, EXCLUDING NO EXCLUSIONS
-	
-	PERSONAL PROPERTY The following personal property, on the premises when inspected by BUYER, is included in the
- 1	PERSONAL PROPERTY The following personal property, on the premises when inspected by BUYER, is included in the nurchase price and shall be transferred to BUYER free of liens at close of escrow with no warranty implied as to the condition of any
_ _ [PERSONAL PROPERTY The following personal property, on the premises when inspected by BUYER, is included in the
_ _ [PERSONAL PROPERTY The following personal property, on the premises when inspected by BUYER, is included in the nurchase price and shall be transferred to BUYER free of liens at close of escrow with no warranty implied as to the condition of any
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I F F I	PERSONAL PROPERTY The following personal property, on the premises when inspected by BUYER, is included in the purchase price and shall be transferred to BUYER free of liens at close of escrow with no warranty implied as to the condition of any personal property after close of escrow: SEB ADDITIONAL TERMS BONDS AND ASSESSMENTS (Other than Common-Interest Communities) In the event there is a bond or assessment which
	PERSONAL PROPERTY The following personal property, on the premises when inspected by BUYER, is included in the nurchase price and shall be transferred to BUYER free of liens at close of escrow with no warranty implied as to the condition of any ersonal property after close of escrow: SEE ADDITIONAL TERMS BONDS AND ASSESSMENTS (Other than Common-Interest Communities) In the event there is a bond or assessment which has a principal balance or requires settlement in full prior to close of escrow, the bond or assessment shall be capaid by SELLER.
I F F II k	PERSONAL PROPERTY The following personal property, on the premises when inspected by BUYER, is included in the purchase price and shall be transferred to BUYER free of liens at close of escrow with no warranty implied as to the condition of any personal property after close of escrow: SEB ADDITIONAL TERMS BONDS AND ASSESSMENTS (Other than Common-Interest Communities) In the event there is a bond or assessment which
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	PERSONAL PROPERTY The following personal property, on the premises when inspected by BUYER, is included in the purchase price and shall be transferred to BUYER free of liens at close of escrow with no warranty implied as to the condition of any personal property after close of escrow: SER ADDITIONAL TERMS BONDS AND ASSESSMENTS (Other than Common-Interest Communities) In the event there is a bond or assessment which has a principal balance or requires settlement in full prior to close of escrow, the bond or assessment shall be copied by SELLER, Dassumed by BUYER, Dother OIL AND PROPANE If applicable, any oil or prepare existing at time of written acceptance, allowing for normal use up to close of escrow, will be purchased by BUYER, SELLER to contact
	PERSONAL PROPERTY The following personal property, on the premises when inspected by BUYER, is included in the nurchase price and shall be transferred to BUYER free of liens at close of escrow with no warranty implied as to the condition of any ersonal property after close of escrow: SEE ADDITIONAL TERMS BONDS AND ASSESSMENTS (Other than Common-Interest Communities) In the event there is a bond or assessment which has a principal balance or requires settlement in full prior to close of escrow, the bond or assessment shall be to paid by SELLER Dassumed by BUYER, Dother OIL AND PROPANE If applicable, any oil or transfer existing at time of written acceptance, allowing for normal use up to close of escrow, will be D purchased by BUYER, Dinchard is the purchase price. If fuel is purchased by BUYER, SELLER to contact the company to measure existing fuel no later than the (5) days prior to close of escrow. Fuel credit amount to be submitted to title ompany for credit to SELLER for remaining fuel.
	PERSONAL PROPERTY The following personal property, on the premises when inspected by BUYER, is included in the purchase price and shall be transferred to BUYER free of liens at close of escrow with no warranty implied as to the condition of any personal property after close of escrow: SEE ADDITIONAL TERMS BONDS AND ASSESSMENTS (Other than Common-Interest Communities) In the event there is a bond or assessment which has a principal balance or requires settlement in full prior to close of escrow, the bond or assessment shall be dipaid by SELLER, Dassumed by BUYER, Dother DIL AND PROPANE If applicable, any oil or prepare existing at time of written acceptance, allowing for normal use up to close of escrow, will be D purchased by BUYER, D included in the purchase price. If fuel is purchased by BUYER, SELLER to contact usel company to measure existing fuel no later than the (5) days prior to close of escrow. Fuel credit amount to be submitted to title ompany for credit to SELLER for remaining fuel. SYSTEMS AND MAINTENANCE Until possession is delivered, SELLER shall maintain the property in its entirety including,
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- IFF - Itto Coffee Str	PERSONAL PROPERTY The following personal property, on the premises when inspected by BUYER, is included in the purchase price and shall be transferred to BUYER free of liens at close of escrow with no warranty implied as to the condition of any sersonal property after close of escrow: SEE ADDITIONAL TERMS BONDS AND ASSESSMENTS (Other than Common-Interest Communities) In the event there is a bond or assessment which has a principal balance or requires settlement in full prior to close of escrow, the bond or assessment shall be dipaid by SELLER, Dassumed by BUYER, Dother DIL AND PROPANE If applicable, any oil or prepare existing at time of written acceptance, allowing for normal use up to close of escrow, will be D purchased by BUYER, D included in the purchase price. If fuel is purchased by BUYER, SELLER to contact usel company to measure existing fuel no later than the (5) days prior to close of escrow. Fuel credit amount to be submitted to title ompany for credit to SELLER for remaining fuel. SYSTEMS AND MAINTENANCE Until possession is delivered, SELLER shall maintain the property in its entirety including,

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1 VERIFICATION OF INFORMATION Any information relating to square footage, land or its use, and/or improvements of the 2 land are approximate or estimates only, and neither the SELLER nor the Brokers involved make any representation or guarantee 3 regarding the accuracy. Any oral or written representations by SELLER or Brokers regarding age of improvements, size, and square 4 footage of parcel or building, or location of property lines, may not be accurate. Apparent boundary line indicators such as fences, 5 hedges, walls, or other barriers may not represent the true boundary lines. Brokers are not obligated to investigate the status of 6 permits, zoning, or code compliance. BUYER to satisfy any concerns with conditions that are an important or critical element of the 7 purchase decision. BUYER has not received or relied upon any representations by either Brokers or SELLER with respect to the 8 condition of the property which are not contained in this Agreement or in any attachments. The information contained in the Multiple 9 Listing Service, computer or advertisements, and feature sheets pertaining to this property are not warranted or guaranteed by the 10 Brokers. Errors and/or omissions in inputting information, while uncommon, are possible. BUYER shall be responsible for verifying 11 the accuracy of pertinent information. Deposit of all funds necessary to close escrow shall be deemed as final acceptance of the 12 property. SELLER agrees to hold all Brokers in the transaction harmless and to defend and indemnify them from any claim, demand, 13 action or proceedings resulting from any omission or alleged omission by SELLER's statements. 15 COMMON-INTEREST COMMUNITY DISGLOSURE 16 The property □ is □ is not located in a Commod-Interest Community. 17 If so, complete the following: 18 SELLER to provide, at SELLER's expense: BUYER Compon-Interest Community documents ("Resale Package") as required by 19 NRS 116.4109. SELLER to order Resale Package within 5 days of acceptance.

20 Association transfer fees to be paid by DRUYER, DSELLER, O other

21 Association set up fees to be paid by DRUYER, DSELLER, O other 22 Other Association fees related to the transfer of the Common-Interest Community paid by DBUYER, DSELLER, 23 🔾 other 24 The amount of any delinquent assessments including penalties, attorney's fees, and other charges provided for in the management 25 documents shall be paid current by the SELLER at close of escrow. SELLER must disclose knowledge of upcoming and pending 27 Existing Assessments levied shall be paid by OBUYER, OSELLER, Ooth 28 Assessments levied, but not yet due, shall be paid by DBUYER, DSELLER, Sothe 29 BUYER to have five (5) days from receipt of Resale Package for review. If the BUYER does not approve the Resale Package, then 30 written notice to cancel must be given within that same five (5) day period. 31 32 AREA RECREATION PRIVILEGES AND RULES If applicable, SELLER shall relinquish, on or before close of escrow, 33 recreation privileges, passes, identification cards or keys for access to common-interest community facilities and general 34 improvements. Upon close of escrow, SELLER agrees to pay replacement charges for identification cards or keys that are not 35 relinquished. BUYER shall become familiar with the current common-interest community facilities and general improvement policies 36 regarding recreation privileges and associated costs prior to close of escrow. 37 The BUYER is advised the property may be subject to the authority of the federal government, 38 LAND USE REGULATION 39 state, county, city and/or the various courts having jurisdiction. These governmental entities, from time to time, have adopted and 40 revised land use and environmental regulations that may apply to the property. Due to the uncertain effect of land use and 41 environmental regulations that may apply to the property and may affect BUYER's intended use of the property. BUYER is advised 42 to research the possible effect of applicable land use and environmental regulations. The Broker makes no representations or 43 warranties regarding the existing permissible uses or future revisions to the land use regulations. 44 45 ENVIRONMENTAL CONDITIONS The BUYER is advised the property may be located in an area found to have special flood 46 hazards as indicated by FEMA, avalanche conditions, freezing temperatures, snow loads, seismic activity and/or wildland fires. It 47 may be necessary to purchase additional insurance in order to obtain a loan secured by the property from any federally regulated 48 financial institution or a loan insured or guaranteed by an agency of the U.S. Government. For further information, consult your 49 lender, insurance carrier or other appropriate agency. 50 51 WATER METERS The BUYER may be required, at some future date, to incur the costs of installation of water meters and/or 52 conversion to metered rates. 54 WELLS Many factors may affect the performance of a well system. If the property includes a well, BUYER may be required, at 55 some future date, to incur the costs of connecting the Property to a public water system. See Information Regarding Private Well and 56 Septic System.

> Address 993 **ELKO NV. 89801** PRSAR 01/16 **ROA 6/9** l and Seller IAC _] have read this page. Instanetrorms

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Some areas may include/impose additional fees or charges for the remediation of water systems. 1 ADDITIONAL FEES If the property includes a septic system, BUYER may be required, at some future date, to incur the costs of 3 SEPTIC SYSTEMS 4 connecting the Property's plumbing to a public sewer system. See Information Regarding Private Well and Septic System. 6 At close of escrow, BUYER assumes all future costs associated with water meters, wells and septic systems. 8 PRIVATE ROADS If the property shares a common road or access driveway or right of way with other property, the SELLER 9 shall disclose the existence of any road maintenance agreement. Water rights, if any, to be included with the property unless specifically excluded by deed or mutual 11 WATER RIGHTS 12 agreement. 13 Unless the property is acquired for use as a primary residence and is sold for no more than 14 TAX WITHHOLDING (FIRPTA) 15 \$300,000, SELLER agrees to provide BUYER with (a) NON-FOREIGN SELLER AFFIDAVIT, or (b) WITHHOLDING 16 CERTIFICATE FORM from the Internal Revenue Service stating that withholding is not required. In the event none of the foregoing 17 is applicable, BUYER requires 10% of Seller's proceeds to be withheld by escrow to comply with the FOREIGN INVESTMENT 18 AND REAL PROPERTY TAX ACT (IRC Section 1445). 19 20 TAX DEFERRED EXCHANGE In the event BUYER or SELLER wishes to enter into an IRC tax deferred exchange for the real 21 property described herein, each of the parties agrees to cooperate with the other party in connection with such exchange, including the 22 execution of documents as may be reasonably necessary to effectuate the same. Provided that the other party shall not be obligated to 23 delay the closing, all additional costs in connection with the exchange shall be borne by the party requesting the exchange, and the 24 other party shall not be obligated to execute any note, contract, deed, or other document providing for any personal liability which 25 would survive the exchange. The other party shall be indemnified and held harmless against any liability arising or is claimed to have 26 arisen on account of the acquisition of ownership of the exchange property. 27 28 ADDITIONAL TERMS AND CONDITIONS: 30 REFRIGERATOR TO TRANSFER WITH PROPERTY AT ZERO DOLLAR VALUE. 31 32 SELLER WILL CONTRIBUTE TO BUYER AN AMOUNT NOT TO EXCEED 3% OF THE AGREED 33 UPON SALES PRICE FOR BUYERS CLOSING COSTS, WHETHER RECURRING OR NON-SELLER WILL CREDIT BUYER THIS AMOUNT AT SUCCESSFUL CLOSE OF 34 RECURRING. 35 ESCROW; SELLER WILL NOT BE REQUIRED TO ADVANCE ANY FUNDS ON BEHALF OF THIS CONTRIBUTION DOES NOT INCLUDE ANY FEES CHARGED THAT ARE NOT 37 ALLOWED TO BE PAID UNDER A BY A BUYER OBTAINING A LOAN. 38 39 JEST MONEY TO BE DEPOSITED WITHIN 49 HRS ACCEPTIONCE OF THIS CONTRACT. 41 42 43 44 45 46 47 48 49 50 52 THE FOLLOWING HAVE BEEN RECEIVED AND ACKNOWLEDGED BY BUYER: 53 Duties Owed by a Nevada Real Estate Licensee 54 D Environmental Contact List 55 & HUD Inspection For your Protection: Get a Home Inspection 56 Information Regarding Private Well and Septic System 57 Residential Disclosure Guide

Address 993 RIVER STREET ELKO NV. 89801

Buyer / | and Seller | | | have read this page.

This form presented by Christina Assu | Remax Gold | 775-753-4663 | christinaassu8gmail.com

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PRSAR 01/16 ROA 7/9 instanetrorws

1	THE FOLLOWING ADDENDA AND EXHIBITS ARE ATTACHED AND INCORPORATED				
2	2 Common Interest-Community Information Statement "Before You Purchase Property in a Common-Interest Community"				
3	Consent to Act				
4	☐ Residential/Lease Rental Agreement				
5	Lead Based Paint Addendum (if property built prior to 1978)				
6	G Range Land Disclosure				
7	☐ SELLER Financing Addendum (Residential)				
	S Short Sale Addendum to the Offer and Acceptance Agreement				
	Short Term Agreement to Occupy After Close of Escrow				
	O Used Manufactured/Mobile Home Disclosure				
	□ Other				
12					
	TIME IS OF THE ESSENCE Time is of the essence of this Agreement.				
14	and the state of t				
	NEVADA LAW TO APPLY Nevada law shall apply to the interpretation and enforcement of this Agreement.				
16	The state of the s				
	SELLER DEFAULT If SELLER defaults in the performance of this Agreement, BUYER shall have the right to recover from				
	SELLER all of BUYER'S actual damages that BUYER may suffer as a result of SELLER'S default, and to pursue any and all other				
19	remedies available at law or in equity (including specific performance).				
20	The state of the state of the square special performance.				
	BUYER DEFAULT BUYER must initial only one of the following.				
	If BUYER defaults in the performance of this Agreement SELLER shall have the right to:				
	A. [ask] [Buyer Initials) Liquidated Damages: SELLER may retain, as its sole legal recourse, the earnest money				
	deposit. BUYER and SELLER hereby acknowledge that SELLER'S actual damages would be difficult to measure and that the				
25	earnest money deposit is a fair and reasonable estimate of such damages.				
	OR				
	B. [] (Buyer Initials) Actual Damages: SELLER shall have the right to recover from BUYER all of SELLER'S				
	actual damages that SELLER may suffer as a result of BUYER'S default, and to pursue any and all other remedies available at law				
30	or in equity.				
31					
	MEDIATION For information purposes only. If a dispute arises out of or relates to this Agreement, or its breach, the parties are				
33	aware that the local Association of REALTORS® has a Dispute Resolution Service (DRS) available. A DRS brochure is available				
34	upon request.				
35					
36	ATTORNEY FEES In the event either party is required to engage the services of an attorney to enforce this Agreement, the				
37	prevailing party in any proceeding shall be entitled to an award of reasonable attorney's fees, legal expenses and costs.				
38					
39	CODE OF ETHICS Not all real estate licensees are REALTOR(S). A REALTOR® is a member of the National Association of				
40	REALTORS® and therefore subscribes to a higher ethical standard in the industry, known as the REALTOR® Code of Ethics. To				
41	receive a copy of the REALTOR® Code of Ethics, ask your real estate professional OR, the local Association of REALTORS®.				
42	The state of the s				
43	PROFESSIONAL CONSULTATION ADVISORY A real estate Broker is qualified to advise on real estate. The parties are				
	advised to consult with appropriate professionals including, but not limited to, engineers, surveyors, appraisers, lawyers, CPAs, or				
15.	other professionals, on specific topics including, but not limited to, land use regulation, boundaries and setbacks, square footage,				
16	physical condition, legal, tax, water rights and other consequences of the transaction.				

2	SELLER has agreed, by separate listing agreement, to pay real estate commissions for services rendered, at close of escrow. As published in the MLS, % of the accepted price, or \$, shall be paid to the BUYER's Broker,					
3	REMAX GOLD , irrespective of the agency relationship.					
5 6 7	5 EXPIRATION OF OFFER This offer shall expire unless acceptance, including delivery thereof, to BUYER or to 6 Christyna 1554 on/or before 5:00 DA.M. P.M. on TUNE al. 2016					
9 10 11 12 13	9 and supersede all prior Agreements or representations with respect to the 10 Agreement may be modified only in writing, signed and dated by both part any statements of any real estate Brokers which are not herein expressed the provisions of this Agreement and agrees to purchase the described specified.	rties. Both parties acknowledge that they have not relied on BUYER acknowledges having read and approved each of				
14 15 16	15 BUYER yohan Home DATE	6-20-16 TIME 34-5 PM.				
		TIME				
18 19 20	18 19 Representation: The BUYER's Licensee is:					
21 22		ER's Broker Name JESSICA JAMES				
23 24	23 BUYER's Agent License # 80175190 BUY	ER's Broker License # <u>BOO 170 5</u>				
25	25 Phone 775 385 453 Gax Comm	вапу Name REMAX GOLD				
26 27 28	27 BUYER's Agent Email Christing. 0554 Office	Address 905 Railroad.				
	30 BUYER's Agent Signature City/S	State/Zip EIKO NV 8980				
33 34 35	32 SELLER'S ACCEPTANCE, COUNTER OFFER OR REJECTION 33 SELLER acknowledges having read and approved each of the provisic 34 Brokers in this Agreement to deliver a signed copy to BUYER and to d 35 Service or Association of REALTORS® at close of escrow. 36 SELLER to check one of the following options and date, time and sign thi	ons of this Agreement. Authorization is hereby given the isclose the terms of sale to members of a Multiple Listing				
38	38 CAcceptance of Offer SELLER accepts this offer to purchase, agree on the terms and conditions as stated herein.	s and has the authority to sell the above described property				
41	41 CICounter Offer SELLER signs this offer subject to a Counter Offer d	ated				
	43 URejection SELLER rejects the foregoing offer.					
44 45 46	45 SELLER Alexand There DATE	6-20-16 Time 4:24-				
47	47 SELLER DATE	Time				
48 49 50	49 Representation: The SELLER's Licensee is:					
5!	5! SELLER's Agent Name CHICISTINA 1455U SELL	ER's Broker Name JESSE JAMES .				
	53 SELLER's Agent's License # 50 75 9 SELL	ER's Brokers Licensc # BOO 170 S				
54 55 56	55 Phone 7 15 365 450 Fax Comp	any Name Roman GOUD				
	57 SELLER's Agent Email Christing 955U Office 58 CRIVAX DET	Address 905 Ka 1 Toad 5T . State/Zip E KO N V 8980 .				
p.	Address 993 RIVER STREET ELKO NV, 89801 PRSAR 01/16					
•	This form presented by Christina Assu Remax Gold 779	RDA 9/9 5-753-4663 christinaassu@gmail.com insigneiforms				

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STATE OF NEVADA **DEPARTMENT OF BUSINESS AND INDUSTRY** MANUFACTURED HOUSING DIVISION

1830 E College Pkwy, Suite 120 Carson City, NV 89706 Phone 775-684-2940; Fax 775-684-2949

BILL OF SALE
(FOR USE IN TRANSFERRING OWNERSHIP OF PERSONAL PROPERTY MANUFACTURED/MOBILE HOMES ONLY)

receipt whereof is hereby acknown deliver unto: Alejandro I. Parez			s neredy sell, ti	ansier and
BUYER MAILING ADDRESS:	(Name of Buye 235 Keppler Drive	: [
Elko	NV			89801
CITY	STATE			ZIP
his/her right, title and interest in	and to the following descr	ibed structure	e:	
MAKE: Commadore	MODEL: Bayshor	re	YEAR: 1981	
SERIAL # RM367A		SIZI	E: 14" X 66"	
PHYSICAL LOCATION: 811 We	stwood Drive	Elko	NV	89801
	Iress	City	State	Zip
SALE IS EXECUTED WRITE TH	ot a lien in favor of: (IF N E WORD " <i>NONE</i> ")	O LIENS EXIS	ructure; that it	
	ot a lien in favor of: (IF N E WORD " <i>NONE</i> ")	O LIENS EXIS		
NONE	ot a lien in favor of: (IF N E WORD "NONE") (NAME OF LIENH NONE	O LIENS EXIS	NONE	NONE
SALE IS EXECUTED WRITE THE	ot a lien in favor of: (IF N E WORD "NONE") (NAME OF LIENH	O LIENS EXIS	T AT TIME TH	NONE
SALE IS EXECUTED WRITE THE NONE NONE (LIENHOLDER ADDRESS) that he/she has the right to sell the	ot a lien in favor of: (IF NE WORD "NONE") (NAME OF LIENH NONE (CITY) ne same aforesaid, and tha	O LIENS EXIS OLDER) t he will warra	NONE (STATE	NONE (ZIP)
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STATE OF NEVADA DEPARTMENT OF BUSINESS AND INDUSTRY MANUFACTURED HOUSING DIVISION

1830 E. College Pkwy Suite 120, Carson City, NV. 89706 Phone 775-684-2940; Fax 775-684-2949 mhd.nv.gov

State of Nevada County of Elko) F	AFFIDAVIT, APPLICATION FOR CERTIFICATE OF OWNERSHIP		
alysi alys				O ************************************
The undersigned, Alljand o l Parez	AlexandroI	Revez		
Mailing Address 235 Keppler drive				
Mailing Address 235 Keppler drive City Elko		5	State NV	Zip_89801
upon oath states as part of this a Business and Industry, for the iss as follows:	pplication to the Mansuance of a Certificate	ufactured Housing of Ownership for	g Division the struc	, Department of ture herein describe
MAKE: Commadore	MODEL	: Bayshore		
YEAR: 1981	MODEL SIZE: <u>1</u>	t" X 66"		
SERIAL #RF3367A				
That the said structure was obtain		TH Of AUGUST (Mon	(h)	, 2016 (Year)
from Tyerel J. Goddard				
Address 536 Morse Lane Space 16		ity Elko		
And that said structure has been this structure, the Certificate of the following reasons:	in (my, our) possession Ownership for this str	on since that time. ucture was not ob	At the totained or	ime (I, we) acquired is not negotiable for
That a Certificate of Ownership	*	State of Nevadea		•
That said structure is located at:	(Physical location of he	me)		•
Elko	NV		89801	
(City)	(State		(Zip	
(I, We) further state that to (my, encumbrances, lawful claims and involved in any existing or pendinone	demands of any pers	on whatsoever, ar		
	LIENHOLDER – IF NON	E, STATE "NONE")		
Lienholder Address NONE		04_4 - 1	IONE	Zip NONE
City NONE Lien is in the sum of \$ NONE		State !	10116	Zip 10.12
THERE IS HE THE SHIRL OF O THE STATE OF THE				

STATE OF NEVADA DEPARTMENT OF BUSINESS & INDUSTRY MANUFACTURED HOUSING DIVISION AFFIDAVIT, APPLICATION FOR CERTIFICATE OF OWNERSHIP Page 2 of 2

That (I, we) have good right and lawful authority to request the Division to issue a Certificate of Ownership on said structure to:

NEW REGISTERED OWNER (Please include vesting i.e. "or", "and", "jtwros")	NEW LIENHOLDER
Alejandro I. Parez	No No
	p: we
Mailing Address: 935 Keppler Drive	Mailing Address: N. N.
Elko Nv 89801	W. Control of the con
to issue a Certificate of Ownership; that (I, we any and all liens, claims or encumbrances disclute to be upon or against said structure and inden	ed are for the specific purpose of inducing said Division) shall and will assume, fully pay, satisfy and discharge osed herein or any others that may be shown or proved nnify and save harmless said Division and the State of ificate of Ownership on said structure as aforesaid.
IN WITNESS WHEREOF, this instrument has	been executed this Ott day of
(Month) (Year) Signature	
Signaturé Alex	7 - 8 - 1
-10	File
STATE OF Nevada COL	INTY OF Elko
This instrument was acknowledged before me,	(Name of Notary Public) the undersigned
Notary Public, on this 6th day of August	, 20 16
	Alejandro I. Parez
(Name of Signer) Authority Public Signature	Name of Signer KARLYN ODLE NOTARY PUBLIC STATE OF NEVADA My Commission Expires: 02-16-2020 Certificate No: 16-2025-8
**WARNING: Endorsement required by cou all taxes have been paid before ti	nty assessor where mobile home is situated that
N:	For Tax Year
Signature of County Assessor	(Revised 06/2014)

	10 N	
Saltyber 1. The second	BOUNTERS DATE	NOTE: If a hox is not selected, the new cartilicate will be made to show (or). AND DATE
こうかい はんばつ オーロー語 一番	B-0327559 Certificate of WARNING There may be outstanding liens against this shuckure which do not appear on the face of the certificate. Interested person(s) should contact the Division. OWNERS: [FINAL RESERVE ACTION	Contribute no Dean Issues

ENDORSEMENT REGULTED BY COUNTY
ASSESSOR WHERE MOBILE HOME IS
STUATED THAT ALL TAXES HAVE BEEN
AND BEFORE TITLE CAN BE TRANSFERRED.

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THE CA

All signatures must be made with Pon and Ink. Signatures for organizations must include the Organization Name and the Name and Title of the person authorized to sign for that organization. The undersigned OWNERS of the structure described on the face of this Certificate have transferred to the undersigned PURCHASER, with the consent of the LIENHOLDER as evidenced by signature on Line 2, interest therein and PURCHASER has accepted transfer and hereby makes application to the Novada State Manufactured Housing Division for transfer of ownership of said structure.	NOTE: If a box is not selected, the new certificate will be made to show (gr). Upyr
True Resent 2 Rosa 1-19-2016 BATE THE INSTITUTOR ASSESSED TO BE AND THE STATE OF	PHYSICAL BILL OF EAST DRIVE SPACE OF LOCATION: BILL WAS TWO Drive Space OF EIGHT STATE STATE OF STATE
COMPANY NAME	THE COMMENT SAMERESTINGUE DESCRIBED STUCIONE. NEW LIEUHOLDER
Above signature of the LIENHOLDER as designated on the face of this Certificate releases the LIENHOLDER'S interest in the described structure.	S. MAME (PLRASE PRINT OF TYPD)
3.	ASSURES CITY STATE SIP CODE
SCHATURE BATE DEALER HAVE PREASE PRIT OR TYPE) LIC, HUMBER	Immediately after all required signatures are made to release interest and change ownership (except Sale to Dealar) this Certificate must be presented to the Nevada State Manufactured Housing for transfer. The intended transfer is incomplete until new Certificate has been issued.
APORESS CITY ZPCOGE	

PUNCHAGER (THANSTORGE)