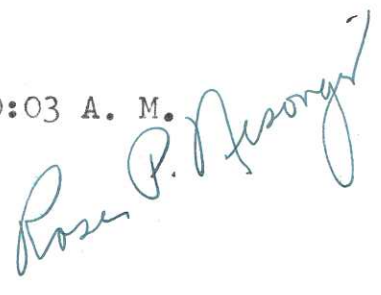


Approved as to form & execution
FJH
Approved as to Description
WH
Jew
#237975

File No. 25733

Recorded at the request of Utah Power & Light Co., October 1, 1954 at 10:03 A. M.



L. COUNTY RECORDER

LAND SALE CONTRACT

THIS AGREEMENT made this 20th day of August, 1954, by and between FLOYD MILLER AND MILDRED MILLER, husband and wife, of Tooele, Utah, hereinafter designated as Sellers and MORRIS R. STINE and HELEN L. STINE, husband and wife, of Tooele, Utah, hereinafter designated as Purchasers,

WITNESSETH:

In consideration of the covenants herein exchanged between the parties hereto and in consideration of the sum of six Thousand Five Hundred (\$6,500.00) DOLLARS to be paid by the purchaser as hereinafter provided, the sellers hereby agree to sell and the Purchaser hereby agrees to purchase that certain tract or parcel of land, with the buildings and improvements thereon, situated in Tooele County, State of Utah, as described as follows:

Beginning at the Northeast corner of the South half of the Northeast quarter of Section 32, Township 3 South, Range 4 West, Salt Lake Base and Meridian; thence South 400 feet; thence West 100 feet; thence North 400 feet; thence East 100 feet to the place of beginning, containing 1 acre more or less. And also Beginning at a point 100 feet West from the Northeast corner of the South half of the Northeast quarter of Section 32, Township 3 South, Range 4 West, Salt Lake Base and Meridian, and extending thence South four hundred feet; thence West 100 feet; thence North 400 feet; thence East 100 feet to the place of beginning---And also beginning at a point 400 feet South from the Northeast corner of the South half of the Northeast quarter of Section 32, Township 3 South, Range 4 West, Salt Lake Base and Meridian and running thence South 200 feet; West 200 feet; North 200 feet; thence East 200 feet to the place of beginning.

INSTALLMENTS:

The purchase price in the sum of Six Thousand Five Hundred (\$6,500.00) DOLLARS shall be paid as follows:

The purchase shall pay to the sellers at % Drusilla Nelson, Box 865, Grantsville, Utah, in installments at the rate of not less than sixty (\$60.00) Dollars per month, which monthly payments are to include both principal and interest, said payments shall be made in advance on the 20 day of Each month, the first of said monthly payments to be made on the 20 day of September, 1954.
(Miller-Stein land sale contract page 2)

INTEREST

The purchaser shall pay interest at the rate of 4 per cent (4%) per annum on all; unpaid balances, said interest to begin to run from the date of this agreement.

ADVANCE PAYMENTS:

The purchaser may at any time pay off the entire balance of the purchase price remaining due together with interest due thereon to the date of payment.

TAXES:

The sellers agree to pay real property taxes for the tax year of 1953 on the above above described property. The Purchaser agrees to pay taxes for the tax year 1954, and all taxes hereafter levied against said property and all public or private liens which may hereafter be imposed upon said property as the same become due and before they become delinquent.

INSURANCE:

The purchaser agrees to keep the buildings on said premises insured against loss by fire in an amount not less than an amount equal to three quarters of sellers interest herein with loss payable to the parties hereto as their interests appear at the time of loss, It is understood that any amount received by the sellers under said insurance in payment of a loss shall be applied upon the unpaid balance of the purchase price and shall reduce said unpaid balance to the extent of the amount of the insurance payment received by the sellers. All uninsured losses shall be borne by the Purchasers. Unexpired fire insurance existing at at the date of this agreement shall be pro rated to the date of possession as herein provided, or date hereof.

DELINQUENT CHARGES:

In the event the purchaser shall allow the taxes or assessments upon said property to become delinquent or shall fail to keep said property insured as herein provided or shall fail to remove any lien or liens imposed upon said property, the sellers, without obligation to do so, shall have the right to pay the amount due and to add said amount so paid to the principal remaining due under this agreement.