

What records, return to:
Robert I. Tuch, Esq.
Wickes Companies, Inc.
3340 Ocean Park Boulevard
Santa Monica, CA 90405

83-002472

TERMINATION OF CONTRACT OF SALE

This Agreement made this 25th day of April, 1983 by and between J.M. McDonald Company, a Division of Gamble-Skogmo, Inc., a Delaware corporation ("J.M. McDonald") and Randy R. Lavene and Jean M. Lavene, husband and wife, (referred to herein as the "Lavenes").

WITNESSETH:

WHEREAS, in September, 1981, J.M. McDonald and the Lavenes entered into a contract for sale of real estate (the "Real Estate Sale Contract") whereby the Lavenes acquired the right to purchase certain real property situated in Hall County, Nebraska, legally described as follows:

Fractional Lot Eight (8) in fractional Block Seven (7), in Wallich's addition to the City of Grand Island, Hall County, Nebraska, and its complement, fractional Lot Eight (8) of fractional Block Two (2), in Rollin's addition to the City of Grand Island, Hall County, Nebraska.

WHEREAS, J.M. McDonald is the owner of Fee Simple Title to the Property; and

WHEREAS, the parties have previously caused to be recorded in the official records of Hall County a Notice of Contract of Sale as document No. 81-005142 ("Notice of Contract of Sale") pertaining to the agreement to sell the Property evidenced by the Real Estate Sale Contract; and

Exhibit "C"

WHEREAS, the parties hereto desire to memorialize the termination and cancellation of the Real Estate Sale Contract and the relinquishment of any claim or right on the part of the Lavenes in and to the Property.

NOW, THEREFORE, in consideration of the Premises and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. The Real Estate Sale Contract is hereby terminated and cancelled as of March 31, 1983, and each of the parties hereby consents to such termination.

2. The Lavenes, on behalf of themselves, their successors, assigns, administrators, executors and heirs, hereby irrevocably surrender, relinquish, and waive any and all claim, right, title, or interest, equitable, beneficial, or otherwise, in and to the Property, arising under, or in connection with, the Real Estate Sale Contract.

3. Each of the parties hereto hereby authorizes the Hall County Registrar of Deeds to enter this Termination of Contract of Sale in the official records of Hall County and to omit the Notice of Contract of Sale, previously filed in connection with the Real Estate Sale Contract, from any future certificate or abstract of title to the Property or any part thereof.

Entered as Document No.
83- 002472

Grantor _____
Grantee _____
Numbered _____
STATE OF NEBRASKA)
COUNTY OF _____) SS

'83 MAY 18 AM 10 08

Samuel J. Clark
REC OF DEEDS

Samuel J. Clark

*334 Ocean Park Blvd
San Diego, California CA 92108*

