

RPTT PAID \$3.30

Nella G. W. Park
Eureka County Recorder

58234

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made and entered into this 25 day of February, 1974, by and between JOSEPH H. KITCHEN of the Town of Eureka, County of Eureka, State of Nevada, First Party; and PHILIP R. BROWN and LINDA L. BROWN, his wife, of the same place, Second Parties;

WITNESSETH:

That the said First Party, for and in consideration of the sum of TEN DOLLARS (\$10.00), lawful, current money of the United States of America, to him in hand paid by the said Second Parties, the receipt whereof is hereby acknowledged, does by these presents grant, bargain, sell, convey and confirm unto the said Second Parties as joint-tenants with right of survivorship and not as tenants in common, and to the assigns of the said Second Parties and to the survivor of them, and to the heirs, executors, administrators and assigns of the survivor forever, all that certain real property situate, lying and being in the Town of Eureka, County of Eureka, State of Nevada, more particularly described as follows:

Lots 6, 7, 8, 9, and 10, in Block 39-C;

Also a portion of the old railroad grade which is more particularly described as follows: Beginning at the SE Corner of Lot Seven in Block 39-C, thence N. 77° 30' E., a distance of 15 ft. to a point, thence N. 1° 01' W., a distance of 100.8 ft., thence S. 77° 30' W., a distance of 15 ft. to the NE Corner of Lot Ten, in Block 39-C, thence S. 1° 01' E., a distance of 100.8 ft. along the east end line of Lots Ten, Nine, Eight, and Seven, to the SE Corner of Lot Seven, the place of beginning, as the same more fully appear from the Official Map now on file in the office of the County Recorder, Eureka County, Nevada.

TOGETHER WITH all buildings and improvements situate thereon.

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


TO HAVE AND TO HOLD, all and singular, the said premises, together with the appurtenances unto the said Second Parties as joint-tenants with right of survivorship and not as tenants in common, and to the survivor of them, and to the heirs, and assigns of the survivor forever.

IN WITNESS WHEREOF, the said First Party has hereunto set his hand the day and year first hereinabove written.

Joseph H. Kitchen
JOSEPH H. KITCHEN

STATE OF NEVADA,)
) SS
COUNTY OF EUREKA.)

On February 25, 1974, personally appeared before me, a Notary Public, JOSEPH H. KITCHEN, who acknowledged to me that he executed the foregoing instrument.

 WILLIS A. DEPAOLI
Notary Public - State of Nevada
Eureka County
My Commission Expires Oct. 14, 1977

Willis A. DePaoli

RECORDED BY THE CLERK OF Philip R. Brown
on Feb. 25 1974 of 50 pages 4 P.M.
Book 47 of OFFICIAL RECORDS, page 267-268 RECORDS OF
EUREKA COUNTY, NEVADA. Willis A. DePaoli Recorder
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