

RPTT PAID \$34.10

84498

GRANT, BARGAIN AND SALE DEED

DOCUMENTARY TRANSFER TAX
 COMPUTED ON FULL VALUE OF PROPERTY CONVEYED, OR
 COMPUTED ON FULL VALUE LESS LIENS AND ENCUMBRANCES
REMAINING THEREON AT TIME OF TRANSFER
UNDER PENALTY OF PERJURY:

FIRST AMERICAN TITLE COMPANY
James Dietrich
SIGNATURE OF DECLARANT OR AGENT
DETERMINING TAX FIRM NAME

THIS INDENTURE made this 8th day of July,

1982, by and between ROBERT L. WOODWORTH, a single man, of Cortez, Nevada, "GRANTOR", and ALLEN RUSSELL and HELEN RUSSELL, Husband and Wife, of P.O. Box 648, Beowawe, Nevada, as joint tenants with right of survivorship, "GRANTEES".

W I T N E S S E T H:

That Grantor for and in consideration of the sum of Ten Dollars (\$10.00), lawful money of the United States of America, to him in hand paid by Grantees, receipt of which is hereby acknowledged does, by these presents grant, bargain and sell unto Grantees, as joint tenants with right of survivorship and not as tenants in common, and to their successors and assigns forever all that certain lot, piece, or parcel of land situate in the County of Eureka, State of Nevada, more particularly described as follows:

Lot 8, Block 34, CRESCENT VALLEY RANCH AND FARMS UNIT NO. 1, as shown on the map filed in the office of Eureka County Recorder, Eureka County, Nevada, on April 6, 1959, File No. 34081.

EXCEPTING THEREFROM, all petroleum, oil, natural gas and products derived therefrom, as reserved in Deed executed by SOUTHERN PACIFIC LAND COMPANY to H. J. BUCHENAU and ELSIE BUCHENAU, recorded September 24, 1951, in Book 24 of Deeds at Page 168, Eureka County, Nevada.

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 existing rights of way, easements, licenses, or privileges for roads, trails, canals, ditches, flumes, conduits, pipe, pole lines or transmission lines on, under, over, through or across said premises.

FURTHER SUBJECT TO covenants, conditions and restric-

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ATTORNEY AT LAW
575 FIFTH STREET
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ELKO, NEVADA 89601

BOOK 103 PAGE 125

EA-401288

tions affecting CRESCENT VALLEY RANCH AND FARMS, UNIT NO. 1, Eureka County, Nevada, as set forth in a Declaration of Restrictions recorded April 6, 1959, in Book G of Miscellaneous Records at Page 480, Eureka County, Nevada.

TO HAVE AND TO HOLD said premises together with the appurtenances unto the Grantees, as joint tenants with right of survivorship and not as tenants in common, and to their successors and assigns forever.

IN WITNESS WHEREOF, the Grantor has executed this Deed the day and year first above written.

Robert L. Woodworth
ROBERT L. WOODWORTH

STATE OF Nevada)
) ss.
COUNTY OF Elko)

On this 8th day of July, 1982, personally appeared before me, a Notary Public, ROBERT L. WOODWORTH, who acknowledged to me that he executed the foregoing instrument.

Yvonne Irene Dietrich
NOTARY PUBLIC
YVONNE IRENE DIETRICH
Notary Public - State of Nevada
Elko County, Nevada
My appointment expires June 2, 1984

RECORDED AT REQUEST OF
FIRST AMERICAN TITLE CO. OF NEVADA
BOOK 103 PAGE 125

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OFFICIAL RECORDS
EUREKA COUNTY, NEVADA
WILLIS A. DEPAOLI - RECORDER
FILE NO. 84498
FEE \$ 5.00

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BOOK | 03 PAGE | 26