

96036

1 GRANT, BARGAIN AND SALE DEED

2
3 THIS INDENTURE, made this 26th day of September,
4 1984, by and between Eureka Ltd., a Nevada general partnership,
5 Grantor; and American Investor's Management Inc., Grantees;

6
7 W I T N E S S E T H:

8 That Grantor, in consideration of the sum of TEN DOLLARS
9 (\$10.00), lawful money of the United States of America, and other
10 good and valuable consideration, to them in hand paid by the
11 Grantee, the receipt of which is hereby acknowledged, and pursuant
12 to the Order of the U.S. Bankruptcy Court dated August 24, 1984 in
13 Case No. 82-678, does by these presents grant, bargain and sell to
14 the Grantees and to their successors and assigns forever, all that
15 certain property and estates in property located and situate in
16 Eureka County, State of Nevada, more particularly described on
17 Exhibit "A" attached hereto and incorporated herein by reference.

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

22 TO HAVE AND TO HOLD all and singular the premises,
23 together with the appurtenances unto the said Grantees and to
24 their successors and assigns forever.

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

27 EUREKA LTD.
a Nevada General Partnership

28 By Jeffrey A. Collier
29 Jeffrey Collier

30 Nancy Edhns
31 Nancy Edhns

32 Stanley C. Rahn
Stanley Rahn

1 STATE OF)
2 COUNTY OF) ss.

3 On this 14th day of September, 1984, personally
4 appeared before me, a Notary Public in and for said County and
5 State, Nancy Kuhns, a General Partner of Eureka Ltd., a Nevada
6 general partnership, known to me to be the person described in and
7 who executed the within instrument and who acknowledged to me that
8 she executed the same freely and voluntarily and for the uses and
9 purposes therein mentioned.

7 WITNESS MY HAND AND OFFICIAL SEAL the day and year first
above written.

8  JANET KENDRICK
9 Notary Public - State of Nevada
10 Appointment Recorded In Washoe County
MY APPOINTMENT EXPIRES JULY 17, 1988

Janet Kendrick

11 STATE OF)
12 COUNTY OF) ss.

13 On this 18th day of September, 1984, personally
14 appeared before me, a Notary Public in and for said County and
15 State, Jeffrey Collier, a General Partner of Eureka Ltd., a Nevada
16 general partnership, known to me to be the person described in and
17 who executed the within instrument and who acknowledged to me that
18 he executed the same freely and voluntarily and for the uses and
19 purposes therein mentioned.

17 WITNESS MY HAND AND OFFICIAL SEAL the day and year first
above written.

18  JANET KENDRICK
19 Notary Public - State of Nevada
20 Appointment Recorded In Washoe County
MY APPOINTMENT EXPIRES JULY 17, 1988

Janet Kendrick

21 STATE OF)
22 COUNTY OF) ss.

23 On this 20th day of September, 1984, personally
24 appeared before me, a Notary Public in and for said County and
25 State, Stanley Rahn, a General partner of Eureka Ltd., a Nevada
26 general partnership, known to me to be the person described in and
27 who executed the within instrument and who acknowledged to me that
28 he executed the same freely and voluntarily and for the uses and
29 purposes therein mentioned.

27 WITNESS MY HAND AND OFFICIAL SEAL the day and year first
above written.

28  JANET KENDRICK
29 Notary Public - State of Nevada
30 Appointment Recorded In Washoe County
MY APPOINTMENT EXPIRES JULY 17, 1988

Janet Kendrick

32
Gibson, Skigit,
& Colvin
Professional Corporations
1325 Automotive Way
Suite 330
Reno, Nevada 89502
(727) 323-1666

EXHIBIT "A"

Beginning at Corner No. 1 of this parcel of ground from which the Southwest corner of Lot 11, Block 17 bears South 73°29' West 58.8 feet, said Southwest corner of said Lot 11 is located by survey from the W. C. (Witness Corner) for the West ½ Corner of Section 13, Township 19 North, Range 53 East, M.D.B. & M., by the following courses and distances to wit:

South 19°03' East, 227.44 feet, North 77°26' East 115.00 feet, and South 57°096' East 119.49 feet; Running from said point of beginning, at Corner No. 1 thence North 16°31' West 56 feet, more or less, to Corner No. 2, a point in the North side line of Lot 12 of said Block 17, thence North 73°29' East 79.62 feet to Corner No. 3; thence identical with the Northeast Corner of said Lot 12; thence South 6°41' East 57 feet more or less to Corner No. 4, identical with the Southeast Corner of said Lot 11; thence South 73°29' West 69.95 feet more or less, to Corner No. 1, the place of beginning, containing an area of 4188 square feet, and known as those portions of Lots 11 and 12, in Block 17 of the town of Eureka, Nevada.

Also, all of Lots 13, 14, 15, 16 and 17, in Block 17 of the town of Eureka, Nevada.

EXCEPTING THEREFROM all uranium, thorium, or any other materials which is or may be determined to be peculiarly essential to the production of fissionable materials in and under said land reserved by the United States of America, in Patent recorded December 19, 1947 in Book 23, Page 226, Deed Records, Eureka County, Nevada.

DOCUMENTARY TRANSFER TAX \$ <u>44.75</u>
<input type="checkbox"/> COMPUTED ON FULL VALUE OF PROPERTY CONVEYED, OR
<input type="checkbox"/> COMPUTED ON FULL VALUE LESS LIENS AND ENCUMBRANCES REMAINING THEREON
AT TIME OF TRANSFER
UNLESS PENALTY OF PENURY:
<i>Penalty waived</i>
Signature of Declarant or Agent
<i>American Investors Mgmt. Inc.</i>

RECORDED AT REQUEST OF
American Investors Management, Inc.
ECON. 128 PAGE 370

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OFFICIAL RECORDS
EUREKA COUNTY, NEVADA
M.N. REBALEATI, RECORDER
FILE NO. 96036
FEE \$ 7.00

BOOK 128 PAGE 372