

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made and entered into as of the 30 day of September, 1984, by and between THOMAS F. SLEETER, an unmarried man, party of the first part, and CHARLES B. BATES and JOYCE I. BATES, his wife, whose address is P.O. Box 1037, Frazier Park, California 93225, as joint tenants with right of survivorship, parties of the second part,

W I T N E S S E T H:

That the said first party, for and in consideration of the sum of TEN DOLLARS (\$10.00), lawful money of the United States of America, and other good and valuable consideration to him in hand paid by the said second parties, receipt whereof is hereby acknowledged, does by these presents grant, bargain, sell and convey unto the said second parties, as joint tenants with right of survivorship and not as tenants in common, and to their assigns, and to the survivor of them, and to the heirs and assigns of the survivor, forever, all that certain real property situate in the County of Eureka, State of Nevada, and more particularly described as follows, to-wit:

TOWNSHIP 31 NORTH, RANGE 49 EAST, M.D.B.&M.

Section 27: NW $\frac{1}{4}$ NE $\frac{1}{4}$ ; SW $\frac{1}{4}$ NE $\frac{1}{4}$

EXCEPTING THEREFROM all petroleum, oil, natural gas and products derived therefrom in and under said land, reserved by Southern Pacific Company, in Deed recorded April 23, 1959, in Book 25, Page 290, Deed Records, Eureka County, Nevada.

TOGETHER with all buildings and improvements situate thereon.

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.

Documentary Transfer Tax \$ 11.00  
 Computed on full value of property conveyed, or  
 Computed on full value less liens and encumbrances re-  
 maining thereon at time of transfer.  
 (Civil penalty of penalty)  
*Thomas F. Sleeter*  
 Signature of declarant or agent determining  
 tax firm name

513470

Thomas L. Stringfield  
 Attorney at Law  
 575 Fifth Street  
 Eureka, Nevada 89001  
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TO HAVE AND TO HOLD the said premises, together with the appurtenances unto the said parties of the second part, as joint tenants with right of survivorship, and not as tenants in common, and to their assigns, and to the survivor of them, and the heirs and assigns of such survivor forever.

IN WITNESS WHEREOF, the said first party has hereunto set his hand the day and year first above written.

Thomas F. Sleeter  
THOMAS F. SLEETER

STATE OF NEVADA )  
                          ) ss.  
COUNTY OF ELKO )

On <sup>V.S.D.</sup> ~~September~~ 1, 1984, personally appeared before me, a Notary Public, THOMAS F. SLEETER, who acknowledged that he executed the foregoing instrument.

Vivian L. Graham  
NOTARY PUBLIC



RECORDED AT REQUEST OF  
Frontier Title Co.  
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OFFICIAL RECORDS  
EUREKA COUNTY, NEVADA  
M.N. REDEALT RECORDER  
FILE NO. 96140  
FEE \$ 6.00

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...  
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