

GRANT DEED TO JOINT TENANTS

FOR THE CONSIDERATION of TEN DOLLARS (\$10.00), and other valuable consideration, the receipt of which is acknowledged, EDWARD J. ESPINOLA, an unmarried man, herein referred to as Grantor, does hereby grant, bargain and sell to MARK STEPHEN MOYLE and TERESA YVETTE MOYLE, his wife, whose address is Post Office Box 223, Eureka, Nevada, 89316, herein referred to as Grantees, as joint tenants with right of survivorship and not as tenants in common, and their assigns, and the heirs and assigns of the survivor, forever, the property and premises located in the County of Eureka, State of Nevada, described as follows:

All that certain real property situate in the County of Eureka, State of Nevada, more particularly described as follows:

TOWNSHIP 22 NORTH, RANGE 54 EAST, M.D.B.&M. ^{v2}

Section 22: E1/2W1/2; W1/2E1/2

EXCEPTING THEREFROM all uranium, thorium or any other material which is or may be determined to be peculiarly essential to the production of fissionable materials, as reserved by the United States of America, in Patent recorded April 17, 1954 in Book 24, Page 317, Deed Records, Eureka County, Nevada.

FURTHER EXCEPTING THEREFROM an undivided 50 percent interest in and to all oil, gas and other minerals in and under said land reserved by Maria Terese Labarry, et al, in deed recorded January 5, 1973, in Book 44, Page 222, Official Records, Eureka County, Nevada.

Together with all buildings and improvements thereon.

TOGETHER with all water, water rights, water permits, rights to the use of water, dams, ditches, canals, pipelines, reservoirs, wells, pumps, pump motors, pumping stations, and all other means for the diversion or use of water appurtenant to the said land or any part thereof, for irrigation, stockwatering, domestic or any other use and particularly water righted acreage totaling 290 acres as represented by:

All of Permit #20366 as described by Certificate #6196
 All of Permit #34939 as described by Certificate #11044
 All that portion of Permit #36380 as described under Application to Change #48437
 All of Permit #26176 (Monroe Canyon) excepting that portion totaling 30 acres of water rights which had been appurtenant to the corner acreage not irrigated by the center pivot irrigation system located in the W1/2 SE1/4 and E1/2 SW1/4 of Section 22, T.22N., R.54E., M.D.M.

Documentary Transfer Tax \$ 00.00
☒ 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:

Edward J. Espinola
 Signature of declarant or agent determining tax-firm name

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SUBJECT TO all taxes and other assessments, reservations, exceptions, and all easements, rights of way, liens, leases, covenants, conditions and restrictions, as may appear of record.

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.

TO HAVE AND TO HOLD the described premises to the Grantees, as joint tenants with right of survivorship and not as tenants in common, their assigns, and the heirs and assigns of the survivor, forever.

IN WITNESS WHEREOF, the Grantor has signed this deed this 3rd day of January, ~~1984~~ 1985.

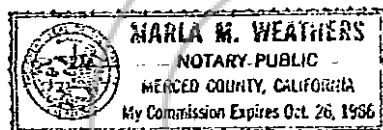
Edward J. Espinola
EDWARD J. ESPINOLA

Grantee's Address:

Post Office Box 223
Eureka, NV 89316

STATE OF CALIFORNIA)
) SS.
COUNTY OF Merced)

On January 3, 1985, ~~1984~~ personally appeared before me, a Notary Public, EDWARD J. ESPINOLA, who acknowledged that he executed the above instrument.



Marla M. Weathers
NOTARY PUBLIC

RECORDED AT REQUEST OF
Frontier Title Co.
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OFFICIAL RECORDS
EUREKA COUNTY, NEVADA
M.N. REGALEATI, RECORDER
FILE NO. 98240
FEE \$ 6.00

2.

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