

GRANT, BARGAIN AND SALE DEED
TO JOINT TENANTS

THIS INDENTURE, made and entered into this 26th day of April, 1985, by and between FIRST INTERSTATE BANK OF NEVADA N.A., formerly known as FIRST NATIONAL BANK OF NEVADA, as Trustee, of Reno, Nevada, Grantor; and DONALD D. ELDRIDGE and LOIS E. ELDRIDGE, whose address is P.O. Box 615, Eureka, Nevada 89316, Grantees;

W I T N E S S E T H:

That the said Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00), lawful money of the United States of America, to it in hand, paid by the Grantees, and other good and valuable consideration, the receipt whereof is hereby acknowledged, does by these presents, grant, bargain, sell, and convey unto the said Grantees, as joint tenants with right of survivorship and not as tenants in common, and their assigns, and the heirs, executors, administrators, successors, and assigns of the survivor, forever, all that certain lot, piece, or parcel of land situate, lying, and being in the County of Eureka, State of Nevada, and more particularly described as follows, to-wit:

PARCEL 1:

Lots 1 and 2, Block 100, of the Townsite of Eureka, County of Eureka, State of Nevada.

PARCEL 2:

Beginning at a point at the Southwest Corner of Lot 3, Block 100, original Townsite of Eureka, Nevada;

Thence westerly 100 feet, in a direct line with the South line of Block 3, Lot 100;

Thence northerly in a direct line parallel to the westerly edge of Lots 1, 2 and 3, to its intersection with the designated street or streets;

Thence southeasterly along the south side of the street or streets, to a point in direct line with the western line of Lots 1, 2, and 3, Block 100;

Thence southerly along the western edge of Lots 1, 2 and 3, Block 100, to the point of beginning.

EXCEPTING FROM Parcel 2, all that certain parcel of land conveyed to Steven E. Hubbard and Vada L. Hubbard, by deed recorded August 25, 1982, in Book 104, Page 566, Official Records, more particularly described as follows:

A parcel of land within the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 14, Township 19 North, Range 53 East, M.D.B. & M., adjoining Block 100 of the Townsite of Eureka, Nevada, as shown on the Official Map of said Townsite, and more particularly described as follows:

Documentary Transfer Tax \$ 36.25
☒ 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:
 Signature of declarant or agency determining tax-firm name

Beginning at the northwesterly corner of Lot 1 of said Block 100, as Corner No. 1, and from which the SE corner of Block 93 of said Townsite bears S. 89°52'34" E., 439.76 feet;

Thence along the westerly line of said Lot 1, S. 24°32' E., 13.65 feet to Corner No. 2;

Thence S. 34°00'36" W., 115.76 feet to Corner No. 3;

Thence N. 24°32' W., 381.15 feet to Corner No. 4;

Thence S. 48°31'00" E., 242.94 feet to Corner No. 5;

Thence S. 24°32' E., 85.12 feet to Corner No. 1, the point of beginning.

EXCEPTING THEREFROM Parcels 1 and 2, all uranium, thorium, or any other material which is or may be determined to be peculiarly essential to the production of fissionable materials, reserved by the United States of America, in Patent recorded December 19, 1947, in Book 23, Page 226, Deed Records, Eureka County, Nevada.

SUBJECT TO any and all exceptions, reservations, restrictions, restrictive covenants, assessments, easements, rights and rights of way of record.

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.

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

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

FIRST INTERSTATE BANK OF NEVADA
N.A., formerly known as
FIRST NATIONAL BANK OF NEVADA,
as Trustee

By: B.E. Van De Mark
B.E. VAN DE MARK
Trust Administrator

By: Ruth L. Schroll
RUTH L. SCHROLL
Trust Property
Manager

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STATE OF NEVADA)
) ss.
COUNTY OF _____)

On this 26th day of April, 1985, personally
appeared before me, a Notary Public, Robert A. Mathews & Ruth T. Schell,
who acknowledged to me that he executed the foregoing in the name
of and on behalf of FIRST INTERSTATE BANK OF NEVADA N.A., formerly
known as FIRST NATIONAL BANK OF NEVADA, as Trustee.

Shirley A. Mathews
NOTARY PUBLIC



RECORDED AT REQUEST OF
Frontier Title Company
BOOK 135 PAGE 598

MAY 23 P 2:01

OFFICIAL RECORDS
EUREKA COUNTY, NEVADA
M.H. REBALEATI, RECORDER
FILE NO. 99149
FEE \$ 7.00