

99351

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made and entered into as of the 10th day of May, 1985, by and between RICHARD J. WILSON, a single man, party of the first part, and EDWARD J. MCCARGAR and SUSAN M. MCCARGAR, his wife, whose address is Crescent Parkway, Clark County, NV 89320 as joint tenants with right of survivorship, parties of the second part,

WITNESSETH:

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:

5-1-85  
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TOWNSHIP 29 NORTH, RANGE 51 EAST, M.D.B.&M.

Section 35: E&SE4

EXCEPTING THEREFROM all petroleum, oil, natural gas, and products derived therefrom, within or underlying said land, or that may be produced therefrom, as reserved in deed from Southern Pacific Land Company, dated January 17, 1950, recorded March 9, 1950, in Book 24, Page 42, Deed Records, Eureka County, Nevada.

FURTHER EXCEPTING THEREFROM an undivided one-half interest in and to any and all other mineral rights in said lands, as reserved in deed from Oscar Rudnick, Sam Rudnick and Filbert Etcheverry, a co-partnership, dba Eureka Livestock Company, and Oscar Rudnick and Sophie Rudnick, his wife, Sam Rudnick, a single man, and Filbert Etcheverry and Norma Etcheverry, his wife, dated April 25, 1956, recorded February 1, 1960, in Book 25, Page 375, Deed Records, Eureka County, Nevada.

Documentary Transfer Tax \$ 1.00  
 Computer on full value of property conveyed, or  
 Computer on full value less liens and encumbrances  
remaining in lien at time of transfer.  
Duly for penalty of perjury.  
Richard J. Wilson  
Signature of declarant or agent determining  
tax firm name

PUCCINELLI & PUCCINELLI  
ATTORNEYS AT LAW  
FIRST NATIONAL BANK BUILDING  
ELKO, NEVADA 89801  
(702) 738-7293

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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 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 hand his hand the day and year first above written.


*[Signature]*  
RICHARD J. WILSON

STATE OF NEVADA )  
                          ) ss.  
COUNTY OF ELKO )

On May 2<sup>nd</sup>, 1985, personally appeared before me, a Notary Public, RICHARD J. WILSON, who acknowledged that he executed the foregoing instrument.

*[Signature]*  
NOTARY PUBLIC

RECORDED AT REQUEST OF  
*Frontier Title Co.*  
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 PAMELA JANE LUSETTI  
Notary Public - State of Nevada  
Elko County, Nevada  
(Appointment Expires Feb. 14, 1988)

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OFFICIAL RECORDS  
EUREKA COUNTY, NEVADA  
M.M. REBALEATI, RECORDER  
FILE NO. 99351  
FFS \$ 6.00

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