

99491

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made and entered into as of the 8th day of June, 1985; by and between ORLIN A. FAY and MILDRED R. FAY, his wife, parties of the first part, and TODD C. HUBBARD and TINA HUBBARD, his wife, whose address is P. O. Box 134, Eureka, Nevada 89316, 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 parties, 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 them in hand paid by the said second parties, receipt whereof is hereby acknowledged, do 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:

PARCEL 1:

Beginning at the Southeast Corner of Lot 1, Block 123, of the Town of Eureka, thence N. 37°57' E., 667.39 feet; thence S. 68°37' W., 252.70 feet; thence S. 48°55' W., 170.80 feet, to the "Affranchino" parcel of land described in Deed recorded in Book 23, Page 373, Deed Records, Eureka County, Nevada, Deed #210; thence along the boundary lines of said "Affranchino" parcel, S. 41°05' E., 100.00 feet; thence S. 48°55' W., 100.00 feet; thence N. 41°05' W., 100.00 feet to the northwesterly line of said Lot 1; thence S. 48°55' W., 54.10 feet; thence S. 19°46' W., 112.80 feet to the NW corner of the "Albert Edera" parcel of land described in Deed recorded in Book 25, Page 408, Deed Records, Eureka County, Nevada; thence along the boundary lines of "Albert Edera" parcel S. 81°50' E., 100.00 feet; thence S. 19°46' W., 100.00 feet, to the south boundary line of

26/1/1

Documentary Tax for this
in County. An affidavit of recording or
of County. The recording fee is
not being accounted for in this
Under penalty of perjury:
Signature of decedent or agent determining
his true name

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

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Lot 1; thence S. 81°50' E., 43.18 feet to the point of beginning.

PARCEL 2:

A parcel of land in Lot 1, Block 123, of the Town of Eureka, described as:

Beginning at a survey point 31.0 feet from the SE corner of Lot 2, Block 122 on a true bearing of S. 43°12' E. to a beginning point on the north side of Lot 1, Block 123, thence a distance of 100.0 feet on a true bearing of S. 41°05' E. thence a distance of 100.0 feet on a true bearing of S. 48°55' W., thence a distance of 100.0 feet on a true bearing of N. 41°05' W., thence a distance of 100.0 feet on a true bearing of N. 48°55' E. to a closure at the beginning point.

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

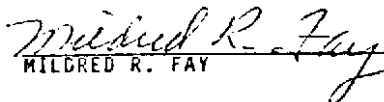
TOGETHER WITH all buildings and improvements situate thereon.

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 parties have hereunto set their hands the day and year first above written.


ORLIN A. FAY


MILDRED R. FAY

STATE OF NEVADA)
COUNTY OF ELDERA) ss.

On June 8, 1985, personally appeared before me, a Notary Public, ORLIN A. FAY and MILDRED R. FAY, who acknowledged that they executed the foregoing instrument.

Maryann Gillispie
NOTARY PUBLIC



RECORDED AT REQUEST OF
Frontier Title Co.
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85 JUN 13 A10: 21

OFFICIAL RECORDS
ELDERA COUNTY, NEVADA
M.H. REBALEATI, RECORDER
F&E NO. 99491
FEE \$ 7.00

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