

107519

Under penalty of perjury.

Jodi Brand
Signatures of declarant or agent. Certifying
last name

JOINT TENANCY GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made the 2nd day of March,
1987, by and between BRUCE D. CARLSEN, an unmarried man, party of
the first part and hereinafter referred to as "Grantor", and THEO
JEPPESSEN and DOROTHY JEPPESSEN, husband and wife, as Joint
Tenants, parties of the second part and hereinafter referred to
as "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, and other good and valuable considerations, the receipt
whereof is hereby acknowledged, do hereby grant, bargain and sell
unto said Grantees, in joint tenancy and to the survivor of them
and to the heirs of such survivor forever, all those certain lots,
pieces or parcels of land situate, lying and being in the County
of Eureka, State of Nevada, and bounded and particularly des-
cribed as follows, to-wit:

Lots 7 and 8, in Block 60 of the Town of
Eureka, County of Eureka, State of Nevada,
as the same appear on the official map or
plat of said Townsite of Eureka, approved
by the U.S. General Land Office on November
19, 1937, and which is on file in the Office
of the Eureka County Recorder, Eureka, Nevada.

EXCEPTING THEREFROM that portion of said land
conveyed to DIAMOND VALLEY BAPTIST CHURCH, by
deed recorded January 25, 1984, in Book 121, Page
95, Official Records, Eureka County, Nevada, more
particularly described as follows:

The Easterly 75.00 feet of Lots 7 and 8, Block 60
of the official plat of the survey of the Town
Site of Eureka, County of Eureka, State of
Nevada.

FURTHER 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 in and under
said land as reserved by the United States of
America, in patent recorded December 19, 1947, in
Book 23, Page 226, Deed Records, Eureka County,
Nevada.

TOGETHER WITH ALL AND SINGULAR, the tenements, heredi-

BOOK | 55 PAGE | 77

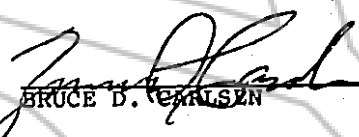
LAW OFFICES
GARY D. FAIRMAN
A PROFESSIONAL CORPORATION
737 AVENUE G - P. O. BOX 3
ELY, NEVADA 89301
(702) 289-4422

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taments and appurtenances thereunto belonging and in anywise
appertaining, and the reversion and reversions, remainder and
remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD, ALL AND SINGULAR, the said
premises together with the appurtenances, unto the said Grantees,
as joint tenants and not as tenants in common, and to the heirs
of the survivor of them, forever.

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

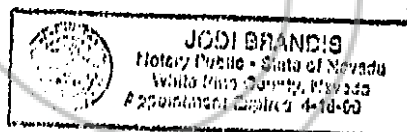

BRUCE D. CARLSEN

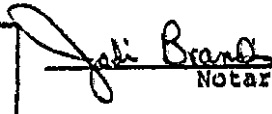
STATE OF NEVADA,
County of Eureka.

: ss.
)

On this 2nd day of March, 1987,
personally appeared before me, a Notary Public in and for said
County and State, BRUCE D. CARLSEN, an unmarried man, known to me
to be the person described in and who executed the foregoing
Joint Tenancy Grant, Bargain and Sale Deed, who acknowledged to
me that he executed the same freely and voluntarily and for the
uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and
affixed my official seal the day and year last above written.




Notary Public

WHEN RECORDED, MAIL TO
Grantor
P.O. Box 1164
Eureka, NV 89316

RECORDED AT REQUEST OF --
FEECHIE, Title Company
BOOK 155 Page 172

87 MAR 6 P 1:26

BOOK 155 PAGE 178

OFFICIAL RECORDS
STATE OF NEVADA
- 2 and last
FEECHIE, Title Company
107519
Fees 6.00