

119448

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made and entered into as of the 15th day of June, 1988, by and between MARIANNE SMITHWICK, a widow, and IVAR MELLOWS and OPAL MARIE MELLOWS, husband and wife, parties of the first part, and ROY L. RUGGLES and EVELYN C. RUGGLES, husband and wife, 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:

All of Lots 10, 11 and 12 in Block 18, as laid down and delineated on the Official Map or Plat of the TOWN OF BEOWAWE, approved June 1, 1908, by the Board of County Commissioners of the County of Eureka and filed and recorded at the request of W. C. RALSTON on June 15, 1908 in Book No. 1 of Surveys, Page 182 and being File No. 2166, subject to ditch and railroad rights of way.

SUBJECT TO any and all exceptions, reservations, restrictions, restrictive covenants,

PUCCINELLI & PUCCINELLI
A PROFESSIONAL CORPORATION
ATTORNEYS AT LAW
317 FIRST INTERSTATE BANK BUILDING
P. O. BOX 530
ELKO, NEVADA 89801
(702) 738-7293

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DOCUMENTARY TRANSFER TAX \$ 11.00
COMPUTED ON FULL VALUE OF PROPERTY CONVEYED OR
COMPUTED ON FULL VALUE LESS LIENS AND ENCUMBRANCES
RETURNING THEREON AT TIME OF TRANSFER
UNDER PENALTY OF PERJURY
FIRST AMERICAN TITLE COMPANY
NOTARIAL USE OF DECLARANT OR AGENT
4/130681

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.

Marianne Smithwick
MARIANNE SMITHWICK

Ivar Mellows
IVAR MELLOWS

Opal Marie Mellows
OPAL MARIE MELLOWS

Grantees' Address:

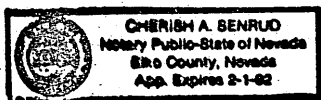
P.O. Box 873
Carlin, Nevada 89822

PUCCINELLI & PUCCINELLI
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217 FIRST INTERSTATE BANK BUILDING
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STATE OF NEVADA,)
COUNTY OF ELKO.) ss.

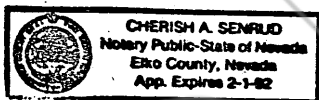
On June 15th, 1988, personally appeared before me, a Notary Public, MARIANNE SMITHWICK, who acknowledged that she executed the foregoing instrument.



Cherish A. Senrud
NOTARY PUBLIC

STATE OF NEVADA,)
COUNTY OF ELKO.) ss.

On June 15th, 1988, personally appeared before me, a Notary Public, IVAR MELLOWS and OPAL MARIE MELLOWS, who acknowledged that they executed the foregoing instrument.



Cherish A. Senrud
NOTARY PUBLIC

RECORDED AT THE REQUEST OF

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First American Title Co.
'88 JUN 28 AM 12

OFFICIAL RECORDS
EUREKA COUNTY, NEVADA
M.N. RECORDED AT THE REQUEST OF

119448

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A PROFESSIONAL CORPORATION
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