

123573

Grant, Bargain and Sale Deed

This Indenture, made and entered into this 13th day of October, 1988, by and between PAUL D. PREDNEY and MARION JEAN PREDNEY, husband and wife, of Santa Ana, California, parties of the first part; and DONALD JAMES and JEANETTE HILL JAMES, husband and wife, as joint tenants with right of survivorship, whose address is Post Office Box 32, Crescent Valley, Nevada 89821, parties of the second part;

Witnesseth:

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 to their heirs and assigns, forever, all that certain real property situate in the County of Eureka, State of Nevada, and more particularly described as follows, to-wit:

TOWNSHIP 30 NORTH, RANGE 48 EAST, MDB&M.

Section 33: N1/2SW1/4SW1/4; SE1/4SW1/4SW1/4;
N1/2SW1/4SW1/4SW1/4;
SE1/4SW1/4SW1/4SW1/4

EXCEPTING THEREFROM all petroleum, oil, natural gas and products derived therefrom and all rights thereto, together with the right at all times to enter upon or in said land to prospect for and to mine, recover and remove the same as reserved by SOUTHERN PACIFIC LAND COMPANY in deed recorded September 24, 1951 in Book 24 of Deeds at Page 168, Eureka County, Nevada.

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

TOGETHER WITH any and all improvements of any name or nature situate thereon.

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EASHERLY & ARMSTRONG
Attorneys at Law
575 Fifth Street
Eureka, Nevada 89801

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8/5/96 Substitution of Trustee of 299 Pg 455

DOCUMENTARY TRANSFER TAX \$ 29.60
 CONVEYED ON FULL VALUE OF PROPERTY ACQUIRED OR
 CONVEYED ON FULL VALUE LESS LIFE AND INTERESTS
REMAINED THEREON AT TIME OF TRANSFER.
UNLESS OTHERWISE SPECIFIED
SOUTHERN PACIFIC LAND COMPANY
Donald James
COUNTY CLERK OF EUREKA COUNTY
43430

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 to their heirs and assigns, forever.

In Witness Whereof, the said first parties have hereunto set their hands the day and year first above written.

Paul D. Predney
PAUL D. PREDNEY

Marion Jean Predney
MARION JEAN PREDNEY

State of CALIFORNIA }
County of ORANGE } ss:

On this 13 day of OCTOBER, 1988, personally appeared before me, a Notary Public, PAUL D. PREDNEY and MARION JEAN PREDNEY, who acknowledged to me that they executed the foregoing instrument.

Kenneth M. Probst
NOTARY PUBLIC



RECORDED AT THE REQUEST OF
1st American Title
BOOK PAGE
188 264
88 OCT 21 10:33

OFFICIAL RECORDS
EUREKA COUNTY, NEVADA
M.N. REDEALTY REORDER
FILE NO. FEES
123573 6.00

EASTERLY & ARMSTRONG
Attorneys at Law
575 Fifth Street
Eureka, Nevada 89501

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