

WHEN RECORDED MAIL TO GRANTEE HEREIN

12-1926

GRANT, BARGAIN AND SALE DEED  
TO JOINT TENANTS

THIS INDENTURE, made and entered into this 17 day of Nov, 1988, by and between DONALD D. ELDRIDGE and LOIS E. ELDRIDGE, husband and wife, of P.O. Box 615, Eureka, Nevada, Grantors; and RONALD A. ESPELL and MARGARET A. ESPELL, husband and wife, whose address is P.O. Box 536, Eureka, Nevada 89316, Grantees;

W I T N E S S E T H:

That the Grantors, for and in consideration of the sum of TEN DOLLARS (\$10.00), lawful money of the United States of America, to them in hand paid by the Grantees, and other good and valuable consideration, the receipt whereof is hereby acknowledged, do by these presents grant, bargain, sell and convey unto the said Grantees, as joint tenants with right of survivorship and not as tenants in common, and their assigns, and the heirs, executors, administrators, successors and assigns of the survivor, forever, all that certain lot, piece, or parcel of land situate, lying and being in the County of Eureka, State of Nevada, and more particularly described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN.

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 Grantees, as joint tenants with right of survivorship and not as tenants in common, and their assigns, and the heirs, executors, administrators, successors and assigns of the survivor, forever.

GOICOCHEA & DIGRAZIA, LTD.  
ATTORNEYS AT LAW  
BLOHM BUILDING, SUITE 300  
FIFTH & IDAHO STREETS - P. O. BOX 1309  
ELKO NEVADA 89801  
(702) 736-8091

NOV 19 1988

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Documentary Transfer Tax \$ 169.30  
O Computations of full value of property for present or future transfer tax purposes  
marking

Under penalty of perjury, I certify that the foregoing is a true and correct copy of the original instrument as the same appears in the records of the County of Eureka, Nevada.

IN WITNESS WHEREOF, the said Grantors have executed  
this Deed the day and year first hereinabove written.

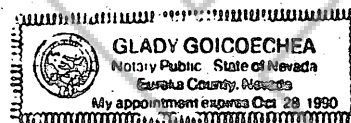
Donald D. Eldridge  
DONALD D. ELDRIDGE

Lois E. Eldridge  
LOIS E. ELDRIDGE

STATE OF NEVADA )  
COUNTY OF Clark ) ss.

On this 18 day of <sup>N.Y.</sup> October, 1988, personally appeared  
before me, a Notary Public, DONALD D. ELDRIDGE and LOIS E.  
ELDRIDGE, who acknowledged to me that they executed the foregoing  
instrument.

Glady Goicoechea  
NOTARY PUBLIC



GOICOECHEA & DIGRAZIA, LTD.  
ATTORNEYS AT LAW  
GLOHM BUILDING, SUITE 200  
FIFTH & IDAHO STREETS, P. O. BOX 1300  
ELKO, NEVADA 89601  
(702) 738-8061

BOOK 10 | PAGE 113

EXHIBIT A

PARCEL 1:

Lots 1 and 2, and the NORTH 48.75 feet of Lot 3, Block 100, of the Townsite of Eureka, County of Eureka, State of Nevada.

PARCEL 2:

Beginning at a point at the Southwest Corner of Lot 3, Block 100, original Townsite of Eureka, Nevada;

Thence Westerly 100 feet, in a direct line with the south line of Block 3, Lot 100;

Thence Northerly in a direct line parallel to the Westerly edge of Lots 1, 2, and 3, to its intersection with the designated street or streets;

Thence Southeasterly along the South side of the street or streets, to a point in direct line with the Western line of Lots 1, 2 and 3, Block 100;

Thence Southerly along the Western edge of Lots 1, 2, and 3, Block 100, to the point of beginning.

EXCEPTING FROM Parcel 2, all that certain parcel of land conveyed to STEVEN E. HUBBARD and VADA L. HUBBARD, by deed recorded August 25, 1962, in Book 104, Page 566, Official Records, more particularly described as follows:

A parcel of land within the SE1/4 of the SE1/4 of Section 14, TOWNSHIP 19 NORTH, RANGE 53 EAST, M.D.B.&M., adjoining Block 100 of the Townsite of Eureka, Nevada, as shown on the Official Map of said Townsite, and more particularly described as follows:

Beginning at the Northwestern Corner of Lot 1 of said Block 100, as Corner No. 1, and from which the SE Corner of Block 93 of said Townsite bears SOUTH 89 Degrees 52 Minutes 34 Seconds EAST, 439.76 feet;

Thence along the Westerly line of said Lot 1, SOUTH 24 Degrees 32 Minutes EAST, 13.65 feet to Corner No. 2;

THENCE SOUTH 34 Degrees 00 Minutes 36 Seconds WEST, 115.76 feet to Corner No. 3;

THENCE NORTH 24 Degrees 32 Minutes WEST, 381.15 feet to Corner No. 4;

THENCE SOUTH 48 Degrees 31 Minutes 00 Seconds EAST, 242.94 feet Corner No. 5;

THENCE SOUTH 24 Degrees 32 Minutes EAST, 85.12 feet to Corner No. 1, the point of beginning.

EXCEPTING FROM Parcels 1 and 2, all uranium, thorium, or any (See Attached)

BOOK 18 | PAGE 114

LEGAL DESCRIPTION, continued:

other material which is or may be determined to be peculiarly essential to the production of fissionable materials, reserved by the United States of America, in Patent recorded December 19, 1947, in Book 23, Page 226, Deed Records, Eureka County, Nevada.

RECORDED AT THE REQUEST OF

BOOK 191 PAGE 112

*Frontier Title Co.*

'88 NOV 28 89:17

COUNTY CLERK  
EUREKA COUNTY, NEVADA  
PLM RECORDED

FILE NO

12-192;

BOOK 191 PAGE 115