

127297

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made and entered into as of the 20th day of April, 1989, by and between VAN VLIET BROS., INC., a California corporation, party of the first part, and NORBERT WALTER and EILEEN B. WALTER, husband and wife, whose address is DV Box 1-A, 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 party, 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 it in hand paid by the said second parties, receipt whereof is hereby acknowledged, does 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:

TOWNSHIP 20 NORTH, RANGE 53 EAST, M.D.B.&M.

Section 28: NORTHWEST 1/4 of NORTHWEST 1/4

PARCEL 2:

TOWNSHIP 20 NORTH, RANGE 53 EAST, M.D.B.&M.

Section 21: Lots 3, 4, 5, 6, 12, 13, 14 & 15

PUCCINELLI & PUCCINELLI
A PROFESSIONAL CORPORATION
ATTORNEYS AT LAW
217 FIRST INTERSTATE BANK BUILDING
P. O. BOX 530
ELKO, NEVADA 89801
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DOCUMENTARY TRANSFER TAX \$ 357.50
 COMPUTED ON FULL VALUE OF PROPERTY CONVEYED, OR
 COMPUTED ON FULL VALUE LESS LIENS AND ENCUMBRANCES
REMAINING THEREON AT TIME OF TRANSFER.
UNDER PENALTY OF PERJURY
FIRST AMERICAN TITLE COMPANY
SIGNATURE OF DECLARANT OR AGENT
DETERMINING TAX-FIRM NAME
H/H/B/C-S-17

TOWNSHIP 20 NORTH, RANGE 53 EAST, M.D.B.&M.

Section 28: Lots 1, 2, 3, 4, 5, 6, and 7

EXCEPTING THEREFROM all the oil and gas lying in and under said land by the UNITED STATES OF AMERICA in Patents recorded in the Office of the County Recorder of Eureka County, Nevada.

FURTHER EXCEPTING THEREFROM 1/2 of all mineral rights, oil or gas lying on, in or over said land as reserved by EDWIN C. BISHOP and LETA B. BISHOP, his wife, in Deed recorded August 23, 1978, in Book 65, Page 317, Official Records, Eureka County, Nevada.

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

TOGETHER WITH a non-exclusive easement for ingress to and egress from an existing irrigation well located on Government Lot 11, being a portion of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 28, Township 20 North, Range 53 East, M.D.B.&M. Said easement shall encompass an area of 100 feet in radius around said well.

TOGETHER WITH all water, water rights and ditches attached thereto or used in connection therewith under Permits numbered 19218, 20376, 21561, 23711, 23738, 23739, 24378, 41883, 41884; and Certificates numbered 6713, 6958, 6794, 6529, 6723, 8556, 10476 and 10477.

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

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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 party has hereunto set its hand the day and year first above written.

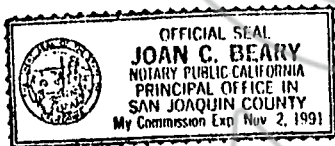
VAN VLIET BROS., INC., a
California corporation

By Leo Van Vliet Pres.

By Mason Van Vliet Sec. Treas.

STATE OF CALIFORNIA,)
) ss.
COUNTY OF SAN JOAQUIN.)

On April 20th, 1989, personally appeared before me, a Notary Public, Leo Van Vliet and Mason Van Vliet, known to me to be the Pres. and Sec. Treas., respectively, of VAN VLIET BROS., INC., a California corporation, that executed the within instrument, and known to me to be the persons who affixed their names thereto as such, and who acknowledged to me that they executed the same freely and voluntarily, and for the uses and purposes therein mentioned.



Joan C. Beary
NOTARY PUBLIC

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First American Title Co.
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OFFICIAL RECORDS
EUREKA COUNTY, NEVADA
M.N. REBALANCE RECORDS

FILE NO. FILE # 800
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