

130899

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made and entered into this 21 day of September, 1989, by and between Larry B. Phelps and Linda L. Phelps, husband and wife, of Pueblo, Colorado, First Parties, and Peter J. Goicoechea and Gladys P. Goicoechea, husband and wife, of Eureka, Nevada, Second Parties,

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, to them in hand paid by the said Second Parties, and other good and valuable consideration, 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 the assigns of said Second Parties, and to the survivor of them, and to the heirs, executors, administrators and assigns of the survivor, all that certain real property situate in the County of Eureka, State of Nevada, more particularly described as follows:

See attached Exhibit "A"

TO HAVE AND TO HOLD the said premises, together with the appurtenances unto the said Second Parties, as joint tenants with right of survivorship and not as tenants in common, and to the survivor forever.

IN WITNESS WHEREOF, the said First Parties have hereunto set their hands as of the day and year first hereinabove written.

Larry B. Phelps
Larry B. Phelps

Linda L. Phelps
Linda L. Phelps

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46297

STATE OF COLORADO)
) ss.
COUNTY OF PUEBLO)

On this 21st day of September, 1989, personally appeared before
me, a Notary Public, Elizabeth A. Redondo
and Peter and Gladys Giccochea, husband and wife, who acknowledged
that they executed the foregoing instrument.

Elizabeth A. Redondo
Notary Public
My Commission Expires 2-4-92

Mailing address of Grantees:

Peter and Gladys Giccochea
P.O. Box 97
Eureka, NV 89316

APH 7-070-05

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EXHIBIT "A"

TOWNSHIP 23 NORTH, RANGE 54 EAST, M.D.B.&M.

Section 15: NW $\frac{1}{4}$ SE $\frac{1}{4}$

Section 22: E $\frac{1}{2}$ SW $\frac{1}{4}$

Section 27: E $\frac{1}{2}$ NW $\frac{1}{4}$; W $\frac{1}{2}$ NE $\frac{1}{4}$; NE $\frac{1}{4}$ SW $\frac{1}{4}$; N $\frac{1}{2}$ SE $\frac{1}{4}$; SE $\frac{1}{4}$ NE $\frac{1}{4}$

TOGETHER WITH all rights to use water, ditches and other accessories for irrigation and drainage of said premises including water rights now appurtenant under the following certificates of appropriation and/or applications for a permit to appropriate public waters of the State of Nevada, now on file and of record in the office of the State Engineer, Carson City, Nevada.

Certificate Number	Permit or Application Number	C.F.S.	Acreage
8902	23807	3.1	165

Maggini Springs Proof #01137 high water right.

Under authority of the Taylor Grazing Act of June 28, 1934 (48 Stat. 1269), Federal grazing rights administered by the United States Department of the Interior, BUREAU OF LAND MANAGEMENT, are allotted to Larry B. & Linda L. Phelps in the following BLM Allotments, as shown on BLM Allotment Maps:

Allotment: Three Mile 0056 for 162 head of cattle, total AUM's 1301

RECORDED AT THE REQUEST OF
Frontier Title
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'89 DEC 22 P234

OFFICIAL RECORDS
EUREKA COUNTY, NEVADA
M.N. REGAL. FILE NO. 130899
FEE \$ 7.00

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