

136905

GRANT DEED TO JOINT TENANTS

FOR THE CONSIDERATION of TEN DOLLARS (\$10.00), and other valuable consideration, the receipt of which is acknowledged, Charles B. Bates and Joyce I. Bates, husband and wife, herein referred to as Grantors, do hereby grant, bargain and sell to Hugh R. Phillips and Marcia L. Phillips, husband and wife, whose address is Post Office Box 36, Crescent Valley, Nevada, 89821, herein referred to as Grantees, as joint tenants with right of survivorship and not as tenants in common, and their assigns, and the heirs and assigns of the survivor, forever, the property and premises located in the County of Eureka, State of Nevada described as follows:

All that certain lot, piece or parcel of land situate in the County of Eureka, State of Nevada, more particularly described as follows:

A parcel of land located in Section 33, T 30 N, R 48 E, MDB & M., Eureka County, Nevada, and being a portion of the S 1/2 SE 1/4 NW 1/4 SE 1/4 of said Section 33 as deeded to Charles B. and Joyce I. Bates by deed recorded in the office of the Eureka County Recorder, Eureka, Nevada, in Book 182 at Page 497, more particularly described as follows:

Commencing at the East 1/4 corner of said Section 33, thence N 89° 51' 49" W, 1322.61 feet along the East-West 1/4 Section line of said Section 33 to a point, being the Northeast corner of the NW 1/4 SE 1/4 of said Section 33, thence S 0° 05' 49" E, 991.98 feet along the East 1/16 line of said Section 33 to corner no. 1, a point being the Northeast corner of said Bates property, the true point of beginning,

thence continuing S 0° 05' 49" E, 149.06 feet along the said East 1/16 line of said Section 33 also being the East line of said Bates property to corner no. 2,

thence N 0° 07' 04" W, 149.18 feet along the said West line of Bates property to corner no. 4, a point being the Northwest corner of said Bates property,

thence S 89° 53' 47" E, 660.94 feet along the North line of said Bates property to corner no. 1, the point of beginning containing 2.26 acres more or less.

EXCEPTING THEREFROM all petroleum, oil, natural gas and products derived therefrom within or underlying said land or that may be produced therefrom and all rights thereto, together with the right at all times to enter upon or in said land to prospect for and to drill, recover and remove the same as reserved in Deed dated August 28, 1951 executed by SOUTHERN PACIFIC LAND COMPANY to H.J. BUCHENAU, et ux, recorded September 24, 1951 in Book 24 of Deeds at Page 168, Eureka County, Nevada.

Together with all buildings and improvements thereon.

SUBJECT TO all taxes and other assessments, reservations, exceptions, and all easements rights of way, liens, leases, covenants, conditions and restrictions, as may appear of record.

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 described premises to the  
Grantees, as joint tenants with right of survivorship and not as  
tenants in common, their assigns, and the heirs and assigns of  
the survivor, forever

this 4th IN WITNESS WHEREOF, the Grantors have signed this deed  
day of Jan, 1991

Charles B. Bates  
CHARLES B. BATES

Joyce I. Bates  
JOYCE I. BATES

APN#5-240-08

STATE OF Nevada ) SS.  
COUNTY OF Eureka )

ON Jan 4, 1991, personally appeared before  
me, a Notary Public, CHARLES B. BATES and JOYCE I. BATES,  
his wife, who acknowledged that they executed the above instrument.



Betty J. Krambs  
NOTARY PUBLIC

BOOK 223 PAGE 041  
OFFICIAL RECORDERS  
RECORDED AT THE REQUEST OF  
Hugh R. Phillips  
'91 JAN -5 P3:35

EUREKA COUNTY, NEVADA  
M.N. REBALENTI, RECORDER  
FILE NO. FEES 6.00

136805

EUREKA COUNTY, NEVADA  
DECLARATION OF VALUE

Recording Date \_\_\_\_\_ Book \_\_\_\_\_ Page \_\_\_\_\_ Instrument # \_\_\_\_\_

Full Value of Property Interest Conveyed \$ 8000

Less Assumed Liens & Encumbrances —

Taxable Value (NRS 375.010, Section 4) \$

Real Property Transfer Tax Due \$

If exempt, state reason. NRS 375.090, Section \_\_\_\_\_ Explain:

☐ Escrow Holder only: Check if Real Property Transfer Tax is to be deferred under NRS 375.030, Section 3.

INDIVIDUAL

Under penalty of perjury, I hereby declare that the above statements are correct.

Hugh R. Phillips  
Signature of Declarant

HUGH R. PHILLIPS  
Name (Please Print)

P.O. BOX 36  
Address

CRESCENT VALLEY NEVADA  
City State Zip

ESCROW HOLDER

Under penalty of perjury, I hereby declare that the above statements are correct to the best of my knowledge based upon the information available to me in the documents contained in the escrow file.

\_\_\_\_\_  
Signature of Declarant

\_\_\_\_\_  
Name (Please Print)

\_\_\_\_\_  
Escrow Number

\_\_\_\_\_  
Firm Name

\_\_\_\_\_  
Address

\_\_\_\_\_  
City State Zip

Tax paid for the above transfer on \_\_\_\_\_, 19\_\_\_\_, per NRS 375.030, Section 3.

[Signature]  
Signature of Recorder or Representative