

137142

CORRECTED GRANT DEED TO JOINT TENANTS

AS DEEDED to HUGH R. Phillips and Marcia L. Phillips, husband and wife and recorded in the Office of The Eureka County Recorder, Eureka, Nevada in Book 223 at Page 041.

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. Bates 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 89° 54' 27" W, 660.89 feet to corner no. 3, a point on the West line of said Bates property,

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. APN# 05-240-7

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 14<sup>th</sup> IN WITNESS WHEREOF, the Grantors have signed this deed this 14<sup>th</sup> day of June, 1991

Charles B. Bates  
CHARLES B. BATES

Joyce I. Bates  
JOYCE I. BATES

STATE OF Nevada ) ss.  
COUNTY OF Eureka )

ON 14<sup>th</sup> June 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 427  
OFFICIAL RECORDS  
RECORDED AT THE REQUEST OF  
Charles S. Bates  
'91 JUN 18 AIO 23

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

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