

416528.BS
RPTT #23.40

137706

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made and entered into as of the 26th day of August, 1991, by and between W. E. VINING and GLADYS VINING, husband and wife, parties of the first part, and PATRICIA MILLER, an unmarried woman, and JOHN C. MILLER and ELEANOR MILLER, husband and wife, whose address is P. O. Box 507, 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 parties, 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 them in hand paid by the said second parties, 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 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:

Lot 9, Block B, RUBY HILL ESTATES SUB-DIVISION, TOWNSITE OF EUREKA, Nevada, as per map recorded in the Office of the Eureka County Recorder as File No. 98914. APN 1-142-01.

EXCEPTING THEREFROM the land hereby granted a right-of-way thereon for ditches and canals constructed by the authority of the United States. Excepting and reserving, however, to the United States, pursuant to

PUCCINELLI & PUCCINELLI
A PROFESSIONAL CORPORATION
ATTORNEYS AT LAW
817 RUBY INTERSTATE BANK BUILDING
P. O. BOX 830
ELKO, NEVADA 89601
(702) 738-7183

BOOK 225 PAGE 185

the provisions of an Act of August 1, 1946, (60 Stat. 755), all uranium, thorium, or any other minerals which is or may be determined to be peculiarly essential to the production of fissionable materials, whether or not of commercial value, together with the right of the United States through its authorized agents or representatives at any time to enter upon the land and prospect for, mine and remove the same.

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 therunto 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 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 parties of the first part have hereunto set their hands as of the day and year first above written.

W. E. Vining
W. E. VINING

Glady Vining
GLADY VINING

BUCCINELLI & PUGGINELLI
A PROFESSIONAL CORPORATION
ATTORNEYS AT LAW
517 FIRST INTERSTATE BANK BUILDING
P. O. BOX 830
ELKO, NEVADA 89801

BOOK 225 PAGE 186

DECLARATION OF VALUE

Recording Date 9/2/91 Book 225 Page 187 Instrument # 137706

Full Value of Property Interest Conveyed \$ 18,000.00

Less Assumed Liens & Encumbrances - _____

Taxable Value (NRS 375.010, Section 4) \$ 18,000.00

Real Property Transfer Tax Due \$ 23.40

If exempt, state reason. NRS 375.090, Section _____ Explain:

APN: 1-142-01

INDIVIDUAL

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

Signature of Declarant _____

Name (Please Print) _____

Address _____

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.

Betsy Sorensen
Signature of Declarant

Betsy Sorensen
Name (Please Print)

416528 BS
Escrow Number

First American Title Company of Nevada
Firm Name

518 Idaho Street
Address

Elko, Nevada 89801
City State Zip

Tax paid for the above transfer on Sept 2, 1991 per NRS 375.030, Section 3.

Deblui Etchegaray - Deputy
Signature of Recorder or Representative