

137758

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made and entered into this 30th day of August, 1991, by and between FIRST NATIONAL BANK & TRUST CO. IN LARNED, A CORPORATION, OF LARNED, KANSAS, Trustee of the J. DILLON KNUPP TESTAMENTARY TRUST, hereinafter referred to as "Grantor," and JAMES D. KNUPP, as his sole and separate property, whose address is 831 Monticello Drive, Naperville, Illinois 60563, hereinafter referred to as "Grantee,"

WITNESS THAT:

WHEREAS, Grantor has title to the herein described real property vested in it as Trustee of the J. DILLON KNUPP TESTAMENTARY TRUST; and,

WHEREAS, the Trust provided in pertinent part as follows: "My testamentary trust shall end with the death of Pauline Knupp, ... At the termination of the trust, all remaining principal and all remaining undistributed net income shall be distributed to my son, JAMES D. KNUPP, to be his absolutely."

WHEREAS, Pauline Knupp died in Kinsley, Kansas on April 28, 1991, and, pursuant to the terms of the Testamentary trust, the herein described real property is to be conveyed to JAMES D. KNUPP.

NOW, THEREFORE, in consideration of the covenants and terms of this indenture and for other good and valuable consideration, receipt whereof is hereby acknowledged, Grantor does by these present grant, bargain and sell unto the Grantee, as his sole and separate property, and to the Grantee's heirs, executors, administrators and assigns, all that certain real property situate in the County of Eureka, State of Nevada, and more particularly described as follows, to-wit:

The E 1/2 of Section 26, T. 21 N., R. 53 E., M.D.B., Eureka County, Nevada, consisting of 320 acres, more or less, together with all water, water rights and rights to the use of water, dams, ditches, canals, pipelines and wells, including water rights evidenced by Application No. 22698, Certificate Record No. 6329, Book 19, Page 6329, and Application No. 19329, Certificate Record No. 6857, Book 21, Page 6857, as the same appear in the Records of the State Water Engineer's Office of the State of Nevada. APN: 7-210-12.

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

GOICOECHEA & DIGRAZIA LTD.
ATTORNEYS AT LAW
BLOHM BUILDING, SUITE 200
FIFTH & IDAHO STREETS - P. O. BOX 1358
ELKO, NEVADA 89801
(702) 738-8091

BOOK 225 PAGE 253

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 unto the said Grantee, as his sole
and separate property, and unto his heirs, executors, administrators, successors and
assigns, forever.

IN WITNESS WHEREOF, the said Grantor has executed this Deed the day and
year first hereinabove written.

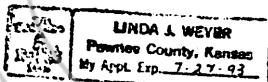
GRANTOR:

FIRST NATIONAL BANK & TRUST CO. IN
LARNED, A CORPORATION, OF
LARNED, KANSAS, as Trustee of the
J. DILLON KNUPP TESTAMENTARY TRUST

By: Robert H. Haymaker
President & Trust Officer

STATE OF KANSAS)
(ss.
County of Pawnee)

On this 30th day of August, 1991, personally appeared before me, a
Notary Public, Robert H. Haymaker, the Pres. & Trust Off. of FIRST
NATIONAL BANK & TRUST CO. IN LARNED, A CORPORATION, OF LARNED, KANSAS,
known to me to be the person so appearing, and acknowledged to me that he
executed the foregoing instrument on behalf of said Trust for those purposes therein
contained.



Linda J. Weyer
NOTARY PUBLIC
Linda J. Weyer

Grantee's Address:

831 Monticello Drive
Naperville, Illinois 60563

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FIFTH & IDAHO STREETS - P. O. BOX 1356
ELKO, NEVADA 89801
(702) 738-8081

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BOOK 225 PAGE 253
OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
Morococha & Dignazio
91 SEP 11 P1:33

EUREKA COUNTY, NEVADA
M.N. REBALEATI, CLERK
FILE NO. FEES \$700

137758

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EUREKA COUNTY, NEVADA
DECLARATION OF VALUE

Recording Date 9/11/91 Book 225 Page 255 Instrument # 137758

Full Value of Property Interest Conveyed

\$ 48,000.00

Less Assumed Liens & Encumbrances

- 0

Taxable Value (NRS 375.010, Section 4)

\$ 48,000.00

Real Property Transfer Tax Due

\$ 0 - exempt

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

Deceased father's trust to serve as close of probate.

☐ 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.

GOLODECKA & DI GARZIA, LTD.

By: Glenda Bryant
Signature of Declarant

GLEND A BRYANT

Name (Please Print)

P.O. Box 1358

Address

Elko
City

NV
State

89801
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 Sept 11th, 19 91, per NRS 375.030, Section 3.

Debra J. Elchigarian Deputy
Signature of Recorder or Representative