

140280

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made and entered into as of the 24<sup>th</sup> day of July, 1991, by and between CAESAR J. REGUSCI, JR. and DEBORAH REGUSCI, husband and wife, parties of the first part, and PAUL A. PEARSON and DEBORAH BAUER PEARSON, husband and wife, whose address is P. O. Box 211421, Crescent Valley, Nevada 89821, 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 1, Block 37, CRESCENT VALLEY RANCH & FARMS, UNIT #1, as per map recorded in said County as File No. 34081. APN#02-048-03

EXCEPTING, any and all oil rights, including the right of entry for exploration and production of oil or other hydrocarbons.

RESERVING, THEREFROM, a right of way ten feet in width along all boundaries of lot with right of entry upon, over, under,

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along, across, and through said right of way for the purpose of erecting, constructing, operating, repairing and maintaining pole lines with cross arms for the transmission of electrical energy, and for telephone lines, and/or for laying, repairing, operating and renewing, any pipeline or lines for water, gas or sewerage, and any conduits for electric or telephone wires, and reserving the sole right to convey the rights hereby reserved.

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 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, 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.

  
CAESAR J. REGUSCI, JR.

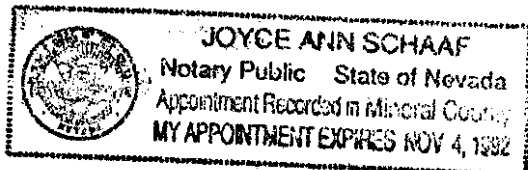
  
DEBORAH REGUSCI

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STATE OF NEVADA, )  
 ) ss.  
COUNTY OF MINERAL.)

On March 12, 1992, personally appeared before me,  
a Notary Public, CAESAR J. REGUSCI, JR. and DEBORAH REGUSCI,  
who acknowledged that they executed the foregoing instrument.



*Joyce Ann Schaaf*  
NOTARY PUBLIC

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OFFICIAL RECORDS  
RECORDED AT THE REQUEST OF  
*Puccinelli & Puccinelli*  
'92 MAR 19 AM 11:42

EUREKA COUNTY, NEVADA  
M.N. REBALEATI, RECORDER  
FILE NO. 140280 FEE \$7.00

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EUREKA COUNTY, NEVADA  
DECLARATION OF VALUE

Recording Date 3/19/92 Book 232 Page 556 Instrument # 140280

Full Value of Property Interest Conveyed

\$ 8,000

Less Assumed Liens & Encumbrances

—

Taxable Value (NRS 375.010, Section 4)

\$ 8,000

Real Property Transfer Tax Due

\$ 10.40

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.

Puccinelli & Puccinelli  
Signature of Declarant

Puccinelli and Puccinelli  
Name (Please Print)

P.O. Box 530  
Address

EIKO  
City

NU  
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 3/19, 19 92, per NRS 375.030, Section 3.

Debbie Etcheberry - Deputy  
Signature of Recorder or Representative