

FOR THE CONSIDERATION OF TEN DOLLARS (\$10.00), and other valuable consideration, the receipt of which is acknowledged, CONSOLIDATED PRODUCTS, a family owned company, of Nampa Idaho, herein referred to as Grantors, do hereby grant, bargain and sell to BILL E. CALLAHAN and NANCY A. CALLAHAN, his wife, whose address is 330 Nth 14th St. Las Vegas, Nevada, 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:

Township 21, North, Range 53 East, MDB&M  
Section 23: S $\frac{1}{2}$  and consisting of three  
hundred twenty (320) acres, more or less.

TOGETHER WITH all dwellings, 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.

TOGETHER WITH all water, water rights, rights to the use of water, dams, ditches, canals, pipelines, wells, reservoirs, rights of way, and all other means for the diversion or use of water appurtenant to the said property or any part thereof, or now or hereafter used or enjoyed in connection therewith, for irrigation, domestic or any other use, or for the drainage of all or any part of said lands, including vested water rights, permitted water rights and certified water rights, together with all certificates of appropriation and any and all applications to appropriate the waters of the State of Nevada, which are appurtenant to the above described real property, or any part thereof, or used or enjoyed in connection therewith.

EXCEPTING THEREFROM all oil and gas as reserved in Patent executed by UNITED STATES OF AMERICA recorded on July 16, 1962, in book 26 of Deeds at page 240, Eureka County, Nevada.

SUBJECT TO: Easements and reservations contained in the Patent from the UNITED STATES OF AMERICA recorded in Book 26, Page 240, Deed Records, Eureka County, Nevada, which recite as follows:

"Subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws, and decisions of courts; and there is reserved from the lands hereby granted, a right-of-way thereon for ditches or canals constructed by the authority of the UNITED STATES.

# 93010734

Excepting and reserving, also, to the United States all the oil and gas in the lands so patented and to it, or persons authorized by it, the right to prospect for, mine, and remove such deposits from the same upon compliance with the conditions and subject to the provisions and limitations of the Act of July 17, 1914 (38 Stat. 509)."

SUBJECT TO: An Easement over the Westernly 33 feet of said land for a drainage ditch and incidental purposes as granted to RUBY HILL MINING COMPANY, by instrument recorded November 26, 1963, in Book 2, Page 11, official Records, Eureka County, Nevada.  
SUBJECT TO: An Easement over a portion of the land (location undisclosed) for electric transmission and/or distribution line or system as granted to Mt. Wheeler Power, Inc., by Deed recorded December 1, 1971, in book 41, Page 65, Official Records, Eureka County, Nevada.

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 heirs and assigns of the survivor, forever.

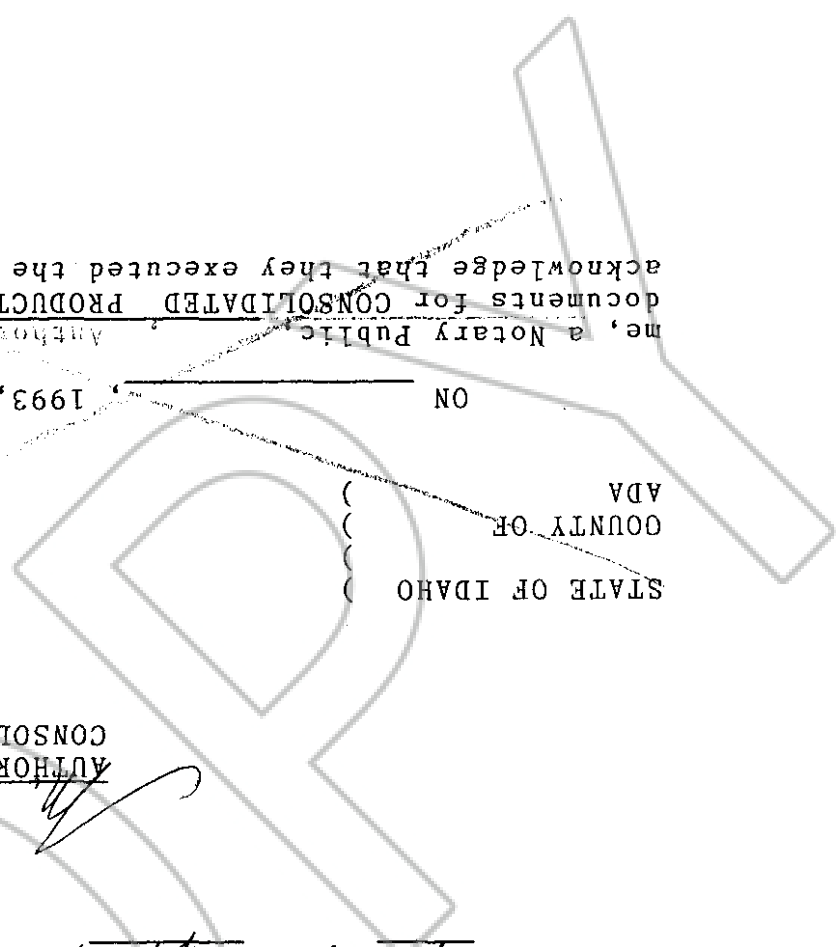
IN WITNESS WHEREOF, the Grantors have signed this Deed this 9 day of Sept, 1993.

*[Handwritten Signature]*  
AUTHORIZED SIGNATURE  
CONSOLIDATED PRODUCTS

STATE OF IDAHO )  
COUNTY OF )  
ADA )

ON \_\_\_\_\_, 1993, personally appeared before

me, a Notary Public, \_\_\_\_\_, Authorized to sign documents for CONSOLIDATED PRODUCTS, a family company, who acknowledge that they executed the above instrument.





Parcel No. 7-210-06

Return to:  
Frontier Title Company  
P.O. Box 276  
ELY, NV 89301

(SEAL)

STATE OF IDAHO  
)  
) ss.  
) County of Canyon

On this 9 day of September, 1993, before me, the undersigned, a Notary Public in and for said State, personally appeared Marjorie Walker ~~owner~~ Walker aka Mc Walker, known or identified to me to be the ~~partner~~ owner of CONSOLIDATED PRODUCTS, a partnership, and the ~~partner~~ owner who subscribed said partnership's name to the foregoing instrument, and acknowledged to me that said partnership executed the same.  
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

Conrad Seiler  
Notary Public for Idaho  
Residing at Thompson  
My Commission Expires: 11-1-94

BOOK 263 PAGE 245  
OFFICIAL RECORDS  
RECORDED AT THE REQUEST OF  
Frontier Title Co.  
93 DEC 27 AIO:21

EUREKA COUNTY, NEVADA  
M.N. REBALZATI, RECORDER  
FILE NO. \_\_\_\_\_  
FEE \$ 9.00

149978

BOOK 263 PAGE 247



DECLARATION OF VALUE

Recording Date 12-27-93 Book 263 Page 245 Instrument # 149978

Full Value of Property Interest Conveyed	\$	0.00
Less Assumed Liens & Encumbrances	-	0.00
Taxable Value (NRS 375.010, Section 4)	\$	0.00
Real Property Transfer Tax Due	\$	0.00

If exempt, state reason. NRS 375.090, Section 4

Explain:

Transfer to same party (under business name)

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.

Signature of Declarant

Martann Olsen

Name (Please Print)

Address

Escrow Number

Bonneville Land & Title Co.

Firm Name

P. O. Box 51690

Address

Idaho Falls Idaho

83405

City

State

Zip

ID:

SEP 20 '93 14:09 No. 017 P. 02

REC 20 - REC - 001110001