

156815

JOINT TENANCY GRANT BARGAIN AND SALE DEED

THIS INDENTURE, made and entered into this 9th day of

January, 1995, by and between RONALD A. ESPILL and MARGARET A.

ESPILL, husband and wife, the parties of the first part,

hereinafter referred to as "GRANTORS", and REX D. MCBARNES and

HELEN MCBARNES, husband and wife, and KAY E. RHODES, an unmarried

woman, all as joint tenants with full rights of survivorship, the

parties of the second part, hereinafter referred to as "GRANTEES",

W I T N E S S E T H :

That the said grantors, for and in consideration of the

sum of Ten Dollars (\$10.00), lawful current money of the United

States of America, to them in hand paid by the said grantees, and

other good and valuable consideration, the receipt of which is

hereby acknowledged, do hereby grant, bargain and sell unto the

said grantees, as joint tenants with right of survivorship, and to

the heirs and assigns of the survivor forever, all those certain

lots, pieces or parcels of land situate, lying and being in the

county of Eureka, State of Nevada, bounded and more particularly

described as follows, to-wit:

Parcel 1:

Lots 1 and 2 and the North 48.75 feet of Lot 3, Block

100, of the TOWNSITE OF EUREKA, County of Eureka, State

of Nevada.

Parcel 2:

Beginning at a point at the Southwest Corner of Lot 3,

Block 100, Original TOWNSITE OF EUREKA, Nevada;

THENCE Westery 100 feet, in a direct line with the south

line of Block 3, Lot 100;

THENCE Northery in a direct line parallel to the

Westery edge of Lots 1, 2 and 3, to its intersection

with the designated street or streets;

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LAW OFFICE OF
STEVE L. DOBRESCU
A PROFESSIONAL CORPORATION
P.O. BOX 599
ELY, NEVADA 89301
(702) 289-4554

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1 THENCE Southeasterly along the South side of the street or streets, to a point in direct line with the western line of Lots 1, 2 and 3, Block 100;

2 THENCE Southerly along the Western edge of Lots 1, 2 and 3, Block 100, to the point of Beginning.

3 EXCEPTING FROM Parcel 2, all that certain parcel of land conveyed to STEVEN E. HUBBARD and VADA I. HUBBARD, by Deed recorded August 25, 1982, in Book 104, Page 566, Official Records, more particularly described as follows:

4 A parcel of land within the SE 1/4 of the Section 14, TOWNSHIP 19 NORTH, RANGE 53 EAST, M.D.B.&M., adjoining Block 100 of the TOWNSHIP OF EUREKA, Nevada, as shown on the Official Map of said Township, and more particularly described as follows:

5 Beginning at the Northwesterly corner of Lot 1 of said Block 100, as corner No. 1 and from which the SE corner of Block 93 of said Township bears South 89° 52' 34" East, 439.76 feet;

6 THENCE along the westerly line of said Lot 1, South 24° 32' East, 13.65 feet to corner No. 2;

7 THENCE South 34° 00' 36" West, 115.76 feet to corner No. 3;

8 THENCE North 24° 32' West, 381.15 feet to corner No. 4;

9 THENCE South 48° 31' 00" East, 242.94 feet to corner No. 5;

10 THENCE South 24° 32' East, 85.12 feet to corner No. 1, the Point of Beginning.

11 EXCEPTING FROM parcels 1 and 2, all uranium, thorium, or any other material which is or may be determined to be peculiarly essential to the production of fissionable materials, reserved by the UNITED STATES OF AMERICA, in Patent recorded December 19, 1947, in Book 23, Page 226, Deed Records, Eureka County, Nevada.

12 TOGETHER WITH, AND ALL SINGULAR, the tenements, hereditaments and appurtenances therunto belonging or in anywise appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof.

13 TO HAVE AND TO HOLD, ALL AND SINGULAR, the said premises, together with the appurtenances, unto the said Grantees, as joint

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1 tenants and not as tenants in common, and to the heirs and assigns
2 of the survivor forever.
3 IN WITNESS WHEREOF, the said grantors have hereunto set
4 their hand and seal on the day and year first above written.

RONALD A. ESPELL

MARGARET A. ESPELL

GRANTEES MAILING ADDRESS:
12949 Fairwood Road
Petersberg, VA 23805

Assessor's Parcel #1-081-08

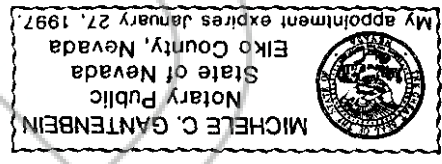
STATE OF NEVADA

County of Esmeralda)
ss.)

On the 9th day of January, 1995, personally appeared before me, a Notary Public in and for said county and state, RONALD A. ESPELL and MARGARET A. ESPELL, husband and wife, known to me to be the persons described in and who executed the foregoing instrument, and who acknowledged to me that they executed the same freely and voluntarily, and for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal on the day and year last above written.

NOTARY PUBLIC



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OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
Stewart Title
95 JAN 12 AM 9:55

EUREKA COUNTY NEVADA
M.M. REBALZATI, RECORDER
FILE NO. FEES \$9.00

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DECLARATION OF VALUE

Recording Date 1-12-95 Book 280 Page 325 Instrument 156815

Full Value of Property Interest Conveyed \$ 78,000.00

Less Assumed Liens & Encumbrances - 42,801.95

Taxable Value (NRS 375.010, Section 2) \$ 35,198.05

Real Property Transfer Tax Due \$ 45.76

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

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

Name (Please Print)

Escrow Number

City State ZIP

Address

Firm Name

NTC 6/22/93