

Grantee
c/o Grant MacFarlane, Jr.
P.O. Box 680106
Park City, UT 84068-0106

158513

GRANT, BARGAIN AND SALE DEED
TO JOINT TENANTS

THIS INDENTURE, made and entered into this 16th day of August, 1995, by and between **CHARLES L. BISPO and LOIS A. BISPO, husband and wife**, Grantors; and **RICHARD L. BROWN and SHERIE W. BROWN, husband and wife**, whose address is _____, Grantees;

W I T N E S S E T H:

That the Grantors, for and in consideration of the sum of TEN DOLLARS (\$10.00), lawful money of the United States of America, to them in hand paid by the Grantees, and other good and valuable consideration, the receipt whereof is hereby acknowledged, do by these presents grant, bargain, sell and convey unto the said Grantees, as joint tenants with right of survivorship and not as tenants in common, and to their assigns, and the heirs, executors, administrators, successors and assigns of the survivor, forever, all of the Grantors' right, title and interest in that certain lot, piece, or parcel of land situate, lying and being in the County of **Burke**, State of Nevada, and more particularly described on Exhibit A attached hereto and made a part hereof by this reference:

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

TOGETHER WITH all and singular, the water and water rights, ditches and ditch rights, tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining to the real property, including without limitation all ditch, ditch rights, easements and rights-of-way relating to the use, diversion and delivery of water to the real property.

TOGETHER WITH any and all grazing permits and preferences for which the real property is base property.

TOGETHER WITH one-half (1/2) of Grantors' right, title and interest in all oil, gas, mineral, sand and gravel and geothermal rights, if any, owned by Grantors with respect to the real property and **RESERVING UNTO** the Grantors the remaining one-half (1/2) interest in all oil, gas, mineral, sand and gravel and geothermal rights, if any, owned by Grantors with respect to the real property.

TOGETHER WITH all buildings and improvements situate thereon.

TO HAVE AND TO HOLD the said premises unto the said Grantees, as joint tenants with right of survivorship and not as tenants in common, and to their

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ATTORNEYS AT LAW
Law Office Center
530 Idaho Street, P.O. Box 1358
Elko, Nevada 89801
(702) 738-8091

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assigns, and the heirs, executors, administrators, successors and assigns of the survivor, forever.

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

GRANTORS:

Charles L. Bispo
Charles L. Bispo

Lois A. Bispo
Lois A. Bispo

STATE OF Nevada)
COUNTY OF Clark)
ss:)

This instrument was acknowledged before me on August 16, 1995 by CHARLES L. BISPO and LOIS A. BISPO, husband and wife.

[Signature]
NOTARY PUBLIC
My Commission Expires: _____

(S E A L)
PAMELA J. AGUIRRE
Notary Public
State of Nevada
Elko County, Nevada
My appointment expires October 28, 1995.

Grantees' Address:
c/o Grant Mac Farlane, Jr.
P.O. Box 680106
Park City, UT 84068-0106
APN: 5-160-07

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LEGAL DESCRIPTION

EXHIBIT "A"

The land referred to herein is situated in the State of Nevada County of EUREKA, described as follows:

PARCEL 1:

TOWNSHIP 31 NORTH, RANGE 52 EAST, M.D.B.&M.

Section 19: All;

Section 29: W1/2W1/2;

TOWNSHIP 31 NORTH, RANGE 51 EAST, M.D.B.&M.

Section 3: Part South of C.P. Right-of-Way;
Section 9: Part of S1/2 of S1/4 lying South of C.P. Right-

of-Way;

Section 13: All;

Section 15: S1/2NW1/4;

Section 23: All;

Section 25: All;

Section 27: E1/2NE1/4;

EXCEPTING THEREFROM all petroleum, oil, natural gas and products derived therefrom lying in and under said land as reserved by Southern Pacific Land Company in Deed recorded March 9, 1950, in Book 24, Page 42, Deed Records, Eureka County, Nevada.

FURTHER EXCEPTING THEREFROM an undivided 1/2 of the Grantors interest in and to any and all other mineral rights lying in and under said land as reserved by Eureka Livestock Company, et al, in Deed recorded November 4, 1955 in Book 24, Page 475, Deed Records, Eureka County, Nevada.

PARCEL 2:

TOWNSHIP 31 NORTH, RANGE 51 EAST, M.D.B.&M.

Section 12: All;

Section 14: All;

Section 24: All;

Section 26: All;

TOWNSHIP 31 NORTH, RANGE 52 EAST, M.D.B.&M.

Section 18: Lots 1, 2, 3, 4; E1/2W1/2; SW1/4NE1/4; W1/2SE1/4;
Section 30: All;

EXCEPTING THEREFROM all minerals lying in and under said land as reserved by the United States of America, in Patent recorded March 14, 1966 in Book 10, Page 164, Official Records, Eureka County, Nevada.

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PARCEL 3:

TOWNSHIP 31 NORTH, RANGE 52 EAST, M.D.B.&M.

Section 20: SW1/4NE1/4; W1/2; W1/2SE1/4;

Section 29: E1/2W1/2; W1/2;

Section 32: NE1/4; NE1/4SE1/4;

EXCEPTING FROM the NE1/4SE1/4 of Section 32, TOWNSHIP 31 NORTH, RANGE 52 EAST, all uranium, thorium or any other material which is or may be determined to be peculiarly essential to the production of fissionable materials, whether or not of commercial value lying in and under said land as reserved by the United States of America in Patent recorded January 11, 1951, in Book 24, Page 112, Deed Records, Eureka County, Nevada.

EXCEPTING FROM the SE1/4SW1/4 and E1/2 of Section 3, TOWNSHIP 31 NORTH, RANGE 51 EAST, M.D.B.&M., that certain parcel of land conveyed to Western Pacific Railway Company by Deed recorded February 20, 1909, in Book 16, Page 108, Deed Records, Eureka County, Nevada.

EXCEPTING FROM the SE1/4 of Section 29 and the NE1/4 of Section 32, TOWNSHIP 31 NORTH, RANGE 52 EAST, M.D.B.&M., that certain railroad right-of-way conveyed to Chadwick and Sykes, Inc., by Deed recorded January 16, 1912, in Book 17, Page 146, Deed Records, Eureka County, Nevada.

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OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
Warrant Title
95 AUG 21 PM 2:43
EUREKA COUNTY NEVADA
M.N. REBAL EATL. RECORDER
FILE NO.
158513
FEES \$10.00

DECLARATION OF VALUE

Recording Date 8-21-95 Book 285 Page 78 Instrument # 158513

Full Value of Property Interest Conveyed

\$ 906,500.00

Less Assumed Liens & Encumbrances

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Taxable Value (NRS 375.010, Section 2)

\$ 906,500.00

Real Property Transfer Tax Due

\$ 1,178.45

If exempt, state reason. NRS 375.090, Section 2 Explain:

APN#:

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 Pamela J. Aguirre Name (Please Print) 95011575 Escrow Number Stewart Title of Northeastern Nevada Firm Name 445 5th Street Address Elko, Nevada 89801 City State Zip	Under penalty of perjury, I hereby declare that the above statements are correct. Signature of Declarant Name (Please Print) Address State Zip City
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