

Grant, Bargain, and Sale Deed

THIS INDENTURE WITNESS That: John Mariluch and Ellaree Mariluch

(hereinafter called "GRANTOR(S)"),

in consideration of \$ 35,000.00, the receipt of which is hereby acknowledged, do hereby

Grant, Bargain, Sell and Convey to: Bruce Copen and Nila Copen

(hereinafter called "GRANTEE(S)"),

all that real property situate in the City of Eureka, County of Eureka,

State of Nevada, bounded and described as follows:

(Set forth legal description AND commonly known street address if known)

Lots 37 and 38 in block 7, of the town of Eureka, according to the official map thereof, filed in the Office of the County Recorder of Eureka County, Nevada.

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.

Skyline Mobile Home 1986 24' x 40' Serial # 39960278AB

ASSESSORS PARCEL NO. 01-136-14

Together with all and singular hereditament and appurtenances thereunto belonging or in any way appertaining to.

IN WITNESS WHEREOF, I/We have hereunto set my hand/our hands this 16 day of May, 1996

Ellaree Mariluch
(Signature)
Ellaree Mariluch
(Print or type name here)

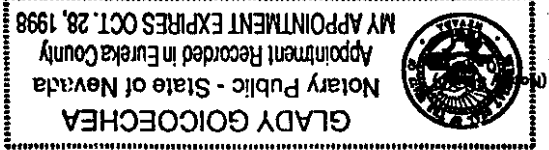
Ellaree Mariluch
(Signature)
Ellaree Mariluch
(Print or type name here)

RECORDING REQUESTED BY AND MAIL TO
NAME Bruce and Nila Copen
ADDRESS PO Box 880
CITY/ST/ZIP Eureka, NV 89316

If applicable mail tax statements to

NAME
ADDRESS
CITY/ST/ZIP

SPACE BELOW THIS LINE FOR RECORDERS USE ONLY



personally known to me to be the person whose name(s) is subscribed to the above instrument who acknowledged that s/he executed the instrument.

STATE OF Nevada
COUNTY OF Eureka
On this 16 day of May, 1996
personally appeared before me, Notary Public,
John Mariluch
Ellaree Mariluch

John Mariluch
(Signature)
John Mariluch
(Print or type name here)

PROMISSORY NOTE

FOR VALUE RECEIVED, the undersigned, Bruce Copen and

Mila Copen husband and wife, hereby promise to pay to the

order of John Marluch and Ellarose Marluch husband and wife

, the sum of Thirty Five Thousand

Dollars

(\$35,000.00), together with interest from

June 1, 1996

, on the unpaid principal at the rate

of Nine Percent (9 %) per annum; principal and interest payable in

installments of Seven Hundred Twenty Six Dollars and Fifty five cents

(\$726.55)

or more, on the Fifth day of each

month, beginning June 5 1996, and due and payable in

Five (5) years from the first payment.

Such payment shall be applied first to the payment of accrued

interest and secondly to reduce to principal balance. In the event all

or any part of the property secured by the Deed of Trust of even

date herewith be sold, conveyed, transferred, or exchanged, then the

note secured hereby shall become immediately due and payable at

the portion of the holder of said note.

Payment of this note is secured by Deed of Trust of even date

herewith.

The undersigned promise and agree that in case of default in

the payment of any installment of principal and/or interest as

provided herein or in case of failure to perform any covenant in the

Deed of Trust securing this note, or in the event of failure to pay any

installment of principal and/or interest in accordance with the terms

of any note secured by Deed of Trust having priority over the Deed of Trust securing this note, or in the event of failure to perform any covenant contained in said prior Deed of Trust to be performed by the Trustor named therein, or in the event that any maker of this note shall make a general assignment for the benefit of creditors or be adjudged a bankrupt, then upon the happening of any one such events the whole sum of principal and interest which shall then remain unpaid shall become forthwith due and payable although the time of maturity as expressed in this Promissory Note shall not have arrived.

The undersigned promise and agree that in case any suit or legal or equitable action, or proceedings to foreclose upon the property given as security for payment of this note, are instituted to collect this note or any portion thereof, or any interest thereon, to pay all costs and expenses in connection therewith including a reasonable attorney's fee.

If one or more of the provisions of this note shall be deemed to be severed from the note, and the validity, legality and enforceability of the remaining provisions contained herein shall not in any way be affected or impaired thereby, without limiting the generality of the foregoing, any provisions herein to the contrary notwithstanding, holder shall in no event be entitled to receive or collect, nor shall or may amounts received hereunder be credited, so that holder shall be paid, as interest, a sum greater than the maximum amount permitted by law. If any construction of this note indicates a different right given to holder to ask for, demand or receive any larger sum, as interest, such is a mistake in calculation or

GLADY GOICOECHEA
 Notary Public - State of Nevada
 Appointment Recorded in Eureka County
 MY APPOINTMENT EXPIRES OCT. 28, 1998



Gladys Goicoechea

On this 16 day of May, 1996 before me, a Notary Public, appeared Maria Copan and Arnold Copan husband and wife known to me to be the persons described in and who acknowledged that they executed the above instrument.

STATE OF NEVADA

: ss

IN WITNESS WHEREOF, THE TRUSTOR HAS EXECUTED THESE PRESENT THE DAY AND YEAR FIRST WRITTEN.

Maria Copan

Arnold Copan

In wording, which this clause shall override and control, and proper adjustment shall automatically be made accordingly. The makers and endorsers severally waive presentment for payment, demand, notice, protest and notice of protest, diligence and nonpayment of this note, and all defenses on the ground of any extension of time of payment that may be given by the holder or holders to them or either of them, and/or other defenses which they or either of them might or could have.

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BOOK 294 PAGE 591

COPY

161907

BOOK 294 PAGE 587
OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
Elaine Markwick
96 MAY 16 PM 4:43
EUREKA COUNTY HEVADA
M.N. REBALATI, RECORDER
FILE NO.
FEES 11.00

DECLARATION OF VALUE

 EUREKA COUNTY, NEVADA

Recording Date 5/16/96 Book 294 Page 587 Instrument # 161907

Full Value of Property Interest Conveyed \$ _____
 Less Assumed Liens & Encumbrances -- _____
 Taxable Value (NRS 375.010, Section 4) \$ 35,000.00
 Real Property Transfer Tax Due \$ 45.50

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	ESCROW HOLDER
Under penalty of perjury, I hereby declare that the above statements are correct.	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 <u>Ellare Harluch</u>	Signature of Declarant _____
Name (Please Print) <u>Ellare Harluch</u>	Name (Please Print) _____
Address <u>Box 636</u>	Address _____
City, State, Zip <u>Eureka NV 89316</u>	City, State, Zip _____
Escrow Number _____	Escrow Number _____
Firm Name _____	Firm Name _____
Address _____	Address _____
City, State, Zip _____	City, State, Zip _____

• Tax paid for the above transfer per NRS 375.030 Sec. 3 on 05/16/96