

164530

D E E D

THIS INDENTURE, made this 4th day of September, 1996, by and between NORBERT WALTER and EILEEN B. WALTER, husband and wife, parties of the first part, and WILLIAM CRANE, a married man as his sole and separate property, party of the second part;

W I T N E S S E T H :

That the parties of the first part, for good and valuable consideration, to them in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, do by these presents grant, bargain and sell unto the party of the second part, as his sole and separate property, and to his heirs, executors, administrators and assigns, forever, all that certain property situate in the County of Eureka, State of Nevada, more particularly described as follows:

A parcel of land located on the westerly side of State Highway Route 278, within Government Lots 5, 6, 12, 13, 14 and 15 of Section 21, Township 20 North, Range 53 East, MDB&M., and the NW 1/4 and within Government Lots 1, 2, 3, 4, 5, 6 and 7, Section 28, Township 20 North, Range 53 East, MDB&M., and being more particularly described as follows:

Commencing at the NW corner of Section 21, Township 20 North, Range 53 East, MDB&M.; Thence S. 0°12'21" E., along the west section line of said Section 21 for a distance of 1509.07 to the NW corner of the parcel of land herein described, corner No. 1, the true point of beginning;

Thence N. 90°00'00" E., for a distance of 2681.29 feet to a point on the east line of said Government Lot 6, Section 21, corner No. 2;

-1-

ROSS P. EARDLEY  
ATTORNEY AT LAW  
489 IDAHO STREET  
ELKO, NEVADA 89801  
TELEPHONE (702) 738-4046 - FAX (702) 738-6286

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Thence S. 0°21'49" E., along the east line of said Government Lot 6, Section 21, for a distance of 1085.00 feet to a point which is common to said Government Lots 6, 7, 10 and 11, Section 21, Corner No. 3;

Thence N. 89°16'58" W., along the north line of said Government Lot 11, Section 21, for a distance of 1342.18 feet to a point common to said Government Lots 5, 6, 11 and 12, Section 21, Corner No. 4;

Thence S. 0°46'17" E., along the lot line between said Government Lots 11 and 12, Section 21, for a distance of 1354.26 feet to a point common to said Government Lots 11, 12, 13 and 14, Section 21, Corner No. 5;

Thence N. 88°47'11" E., along the north line of said Government Lot 14, Section 21, for a distance of 1332.66 feet to a point common to said Government Lots 10, 11, 14 and 15, Section 21, Corner No. 6;

Thence N. 88°47'01" E., along the north line of said Government Lot 15, Section 21, for a distance of 913.78 feet to a point on the westerly right-of-way of State Highway Route 278, Corner No. 7;

Thence S. 19°04'29" E., along said highway right-of-way for a distance of 1275.99 feet to a point on the east line of said Government Lot 15, Section 21, Corner No. 8;

Thence S. 0°18'22" E., along the east line of said Government Lot 15, Section 21, for a distance of 116.55 feet to a point common to said Government Lots 15 and 16, Section 21, and said Government Lots 1 and 2, Section 28, Corner No. 9;

Thence N. 88°17'00" E., along the section line between said Sections 21 and 28 for a distance of 39.29 feet to a point on the westerly right-of-way line of State Highway Route 278, Corner No. 10;

Thence S. 19°04'29" E., along the said highway right-of-way line for a distance of 2766.31 feet to a point on the E-W  $\frac{1}{2}$  section line of said Section 28, Corner No. 11;

Thence S. 88°17'10" W., along the E-W  $\frac{1}{2}$  section line of said Section 28 for a distance of 4933.39 feet to the E  $\frac{1}{2}$  corner of said Section 28, Corner No. 12;

Thence N. 0°25'55" E., along the west section line of said Section 28 for a distance of 2641.95 feet to the NW corner of said Section 28, Corner No. 13;

Thence N. 1°10'21" W., along the west line of said Section 21 for a distance of 2731.69 feet to the W  $\frac{1}{2}$  corner of said Section 21, Corner No. 14;

Thence N. 0°12'21" W., along the west section line of said Section 21 for a distance of 1118.59 feet to Corner No. 1, the true point of beginning of this description, containing 498.08 acres, more or less.

EXCEPTING THEREFROM all oil and gas in said land as reserved by the United States of America in Patent

recorded September 21, 1964, in Book 5, Page 582,  
Official Records, Eureka County, Nevada.

FURTHER EXCEPTING THEREFROM all oil and gas in said  
land as reserved by the United States of America in  
patent recorded December 30, 1965, in Book 9, Page  
422, Official Records, Eureka County, Nevada.

FURTHER EXCEPTING THEREFROM one-half of all mineral  
rights, oil or gas lying on, in or over said land as  
reserved by Edwin S. Bishop and Leta B. Bishop in Deed  
recorded August 23, 1978, in Book 65, Page 317,  
Official Records, Eureka County, Nevada.

FURTHER EXCEPTING THEREFROM any and all mineral  
rights, oil or gas lying in or over said land as  
previously reserved of record by Ivan L. Smart.

TOGETHER with a non-exclusive easement for ingress to  
and egress from an existing irrigation well located on  
Government Lot 11, being a portion of the NW $\frac{1}{4}$ SW $\frac{1}{4}$  of  
Section 28, Township 20 North, Range 53 East, MDB&M.  
Said easement shall encompass an area of 100 feet in  
radius around said well.

TOGETHER with any and all buildings and improvements  
thereon.

TOGETHER with all water, water rights, easements,  
ditches, pipelines and all other means for the diver-  
sion or use of water on said property or in any way  
appurtenant to said property or any part thereof, or  
heretofore used or enjoyed in connection with said  
property, including, but not limited to, all water  
rights and permits issued by the State of Nevada,  
including Permit Numbers 6529, 6794, 6958, 6798, 6713,  
10477, 10476, 8556 and 6723, in so far as said permits  
may apply to or in any way be appurtenant to the above  
described property.

SUBJECT to any and all reservations, restrictions,  
easements and rights-of-way of record in connection  
with said property.

TOGETHER with the tenements, hereditaments and appur-  
tenances thereunto belonging or appertaining, and the  
reversion and reversions, remainder and remainders,  
rents, issues and profits thereof.

TO HAVE AND TO HOLD said premises, together with the appur-

tenances, unto the party of the second part, as his sole and separate

property, and to his heirs, executors, administrators and assigns,

forever.

IN WITNESS WHEREOF, the parties of the first part have here-  
unto set their hands the day and year first above written.

NORBERT WALTER

*Norbert Walter*

EILEEN B. WALTER

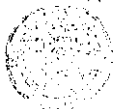
*Eileen B. Walter*

STATE OF Nevada )  
COUNTY OF Eschscholtz )  
SS. )

This instrument was acknowledged before me on 11/1/96

1996, by NORBERT WALTER.

ROSS P. SANDLEY  
Notary Public  
State of Nevada  
Elko County, Nevada  
My Commission Expires 12/31/98



NOTARY PUBLIC

*Ross P. Sandley*

STATE OF Nevada )  
COUNTY OF Washoe )  
SS. )

This instrument was acknowledged before me on 9/1/96

1996, by EILEEN B. WALTER.

KARRON L. BRANDON  
Notary Public - State of Nevada  
Appointment Recorded in Washoe County  
MY APPOINTMENT EXPIRES OCT. 28, 1998



NOTARY PUBLIC

*Karron L. Brandon*

Grantees' Address:  
19 West Hannum  
Saginaw, MI 48602

APN: part of 007-370-25

CONSENT OF SPOUSE

The undersigned, MARILYN F. CRANE, wife of WILLIAM CRANE,

hereby joins in the above Deed and conveyance of the above described property to WILLIAM CRANE, as his sole and separate property; and the undersigned further acknowledges the fact that she has no interest in the property which is the subject of this Deed and she further acknowledges that she relinquishes any interest which might otherwise accrue to her in the future by way of community property or other rights.

DATED: August 29, 1996.

Marilyn F. Crane  
MARILYN F. CRANE

STATE OF Michigan )  
                                  ) : SS.  
COUNTY OF Saginaw )

This instrument was acknowledged before me on August 29, 1996, by MARILYN F. CRANE.

James L. Deane  
NOTARY PUBLIC



Bay County Acting Notary  
County Michigan  
My Commission Expires 11-15-99

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OFFICIAL RECORDS  
RECORDED AT THE REQUEST OF  
First American Title  
96 SEP 12 PM 1:16  
EUREKA COUNTY READER  
M.H. REBALZATI, RECORDER  
FILE NO. 164530  
FEES \$11.00

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DECLARATION OF VALUE

Recording Date 9/12/96 Book 300 Page 356 Instrument # 164530

Full Value of Property Interest Conveyed

\$ 310,180.00

Less Assumed Liens & Encumbrances

\_\_\_\_\_

Taxable Value (NRS 375.010, Section 4)

\$ 310,180.00

Real Property Transfer Tax Due

\$ 403.65

If exempt, state reason. NRS 375.090, Section 3. Explain: \_\_\_\_\_

APN#:

<p>INDIVIDUAL</p> <p>Under penalty of perjury, I hereby declare that the above statements are correct.</p> <p>Signature of Declarant _____</p> <p>Name (Please Print) _____</p> <p>Address _____</p> <p>City _____ State _____ Zip _____</p>	<p>ESCROW HOLDER</p> <p>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.</p> <p>Signature of Declarant _____</p> <p>Christh Senrud</p> <p>Name (Please Print) <u>Christh Senrud</u></p> <p>Escrow Number _____</p> <p>Firm Name _____</p> <p>331 7th Street</p> <p>Address _____</p> <p>Eiko NV 89801</p> <p>City _____ State _____ Zip _____</p>
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Tax paid for the above transfer on \_\_\_\_\_, 1996.

Signature of Recorder or Representative

Michael Albert

REC 28-NTC-RPT Form 1