

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE is made and entered into effective as of the 1<sup>th</sup> day of October, 1996, by and between DONALD G. JAMES and JEANNETTE HILL JAMES, formerly husband and wife, "Grantors", and DONALD G. JAMES, an unmarried man, "Grantee".

WITNESSETH:

That the said Grantors, for good and valuable consideration given by the Grantee, the receipt of which is hereby acknowledged, do by these presents, grant, bargain, sell, and convey unto the said Grantee, as his sole and separate property, and his heirs, executors, administrators, successors and assigns, all that certain property situate, lying, and being in the County of Eureka, State of Nevada, and more particularly described in Exhibit "A" attached hereto and incorporated herein by reference.

**SUBJECT TO** all covenants, conditions, restrictions, exceptions, easements, rights of way, reservations and rights, and other matters evidenced by documents of record.

**TOGETHER WITH** any and all buildings, fixtures and improvements situate thereon.

**TOGETHER WITH** all and singular the tenements, hereditaments, and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof.

**TO HAVE AND TO HOLD** the said premises, together with the appurtenances, unto the said Grantee, as his sole and separate property, and his heirs, executors, administrators, successors and assigns.

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

GRANTORS:

Donald G. James  
DONALD G. JAMES

Jeannette Hill James  
JEANNETTE HILL JAMES

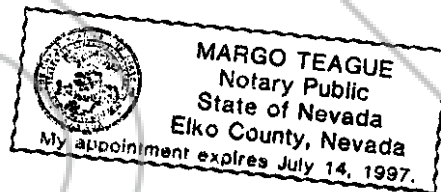
STATE OF Nevada )  
 )  
COUNTY OF Elko )

On this 11 day of October 1996, personally appeared before me, a Notary Public, DONALD G. JAMES and JEANNETTE HILL JAMES, personally known to me to be the persons whose names are subscribed to the above instrument who acknowledge that they executed the foregoing instrument.

Margo Teague  
NOTARY PUBLIC

Grantees' Address: PO Box 1163  
Crescent Valley, NV 89821

APN: 05-240-09



**EXHIBIT "A"**  
**JAMES - JAMES**  
**GRANT, BARGAIN AND SALE DEED**

DESCRIPTION OF JAMES PARCEL NO. 2  
LOCATED IN CRESCENT VALLEY, NEVADA  
CONTAINING 39.33 ACRES, MORE OR LESS.

A parcel of land located in Lot 1 (SW1/4 SW1/4) of Section 33, T.33N., R.48E., M.D.B.&M., containing 39.33 acres, more or less and being further described as follows.

Commencing at the S 1/4 corner of Section 33, T.33N., R.48E., M.D.B.&M.;

thence S. 87° 53' 00" W. along the south section line of said Section 33 for a distance of 1321.15 feet to the true point of beginning of this description, the SE corner of Parcel No. 2 and also the SE corner of Lot 1 of said Section 33, Corner No. 1;

thence S. 87° 53' 00" W. along the south section line of said Section 33 for a distance of 123.60 feet to the NW corner of Section 4, T.32N., R.48E., M.D.B.&M., Corner No. 2;

thence continuing along the south section line of said Section 33, S. 88° 58' 50" W. for a distance of 807.26 feet to the SW corner of Parcel No. 2, Corner No. 3;

thence N. 0° 08' 12" W. along the west side of Parcel No. 2 to a point on the north line of Lot 1 of said Section 33, the NW corner of Parcel No. 2 and also Corner No. 4 of this description;

thence S. 89° 54' 26" E.. along the north line of Lot 1 of said Section 33 for a distance of 930.61 feet to the NE corner of Lot 1 of said Section 33 and the NE corner of Parcel No. 2, Corner No. 5 of this description;

thence S. 0° 08' 22" E. along the east line of Lot 1 of said Section 33 for a distance of 1829.86 feet to the SE corner of Parcel No. 2 and the SE corner of Lot 1 of said Section 33, Corner No. 1, the true point of beginning of this description.

BOOK 303 PAGE 281  
OFFICIAL RECORDS  
RECORDED AT THE REQUEST OF  
*John Marshall, atty*  
96 NOV 15 PM 2:03

EUREKA COUNTY NEVADA  
M.N. REBALEATI, RECORDER  
FILE NO. FEES 2.00

DECLARATION OF VALUE

Recording Date \_\_\_\_\_ Book \_\_\_\_\_ Page \_\_\_\_\_ Instrument # \_\_\_\_\_

Full Value of Property Interest Conveyed \$ \_\_\_\_\_

Less Assumed Liens & Encumbrances - \_\_\_\_\_

Taxable Value (NRS 375.010, Section 4) \$ \_\_\_\_\_

Real Property Transfer Tax Due \$ 0

If exempt, state reason. NRS 375.090, Section 4 . Explain:

transfer from one joint tenant to another.

INDIVIDUAL

Under penalty of perjury, I hereby declare that the above statements are correct.

Margo Seague  
Signature of Declarant

Margo Seague  
Name (Please Print)

c/o John E. Marvel, Esq.  
Address

285 10<sup>th</sup> St., Elko, NV 89801  
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

\_\_\_\_\_  
Firm Name

\_\_\_\_\_  
Address

\_\_\_\_\_  
City State Zip

Tax paid for the above transfer on \_\_\_\_\_, 19\_\_\_\_  
per NRS 375.030, Section 3.

\_\_\_\_\_  
Signature of Recorder or Representative