

165368GRANT, BARGAIN & SALE DEED

FOR CONSIDERATION RECEIVED, **BILLY LEE LAMBERT**, an unmarried man, as Grantor, does hereby grant, bargain and sell to **JOHN SHELLY and DIANE SHELLY**, husband and wife, as joint tenants with right of survivorship and not as tenants in common, as Grantees, and to their assigns, and the heirs and assigns of the survivor, forever, the property located in the County of Eureka, State of Nevada, described as follows:

Lot 1, Block 24, of CRESCENT VALLEY RANCH AND FARMS, INC., UNIT 1, according to the official map thereof, filed in the office of the County recorder of Eureka County on April 6, 1959, as File No. 34081.

EXCEPTING THEREFROM all petroleum, oil, natural gas and products derived therefrom, lying in or under said land as reserved by SOUTHERN PACIFIC LAND COMPANY in deed recorded in Book 64, Page 313, Deed Records, Lander County, Nevada, and in Book 24, Page 168, Deed Records, Eureka County, Nevada.

TOGETHER WITH all buildings and improvements thereon.


TOGETHER WITH all and singular the tenements, hereditaments, easements, and appurtenances thereunto belonging or in anywise appertaining, and the reversions, remainders, rents, issues and profits thereof, or of any part thereof.

SUBJECT TO all taxes and assessments, reservations, exceptions, easements, rights of way, limitations, covenants, conditions, restrictions, terms, liens, charges and licenses affecting the property of record.

TO HAVE AND TO HOLD the property, with the appurtenances to the Grantees, as joint tenants with right of survivorship and not as tenants in common and their assigns, and the heirs and assigns of the survivor accordingly, forever.

SIGNED this 11th day of December, 1996.

GRANTOR:


BILLY LEE LAMBERT

JAMES M. COPENHAVER
ATTORNEY AT LAW
950 IDAHO STREET
ELKO, NEVADA 89801

State of ~~Nevada~~ *California*
County of *Orange*

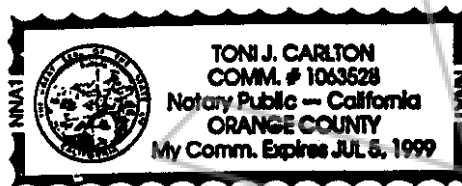
This instrument was acknowledged before me on December
11, 1996, by BILLY LEE LAMBERT.

Toni J. Carlton
NOTARY PUBLIC

GRANTEE'S ADDRESS:

Unit 3 Box 11
Beowawe, NV 89821

A.P.N. 002-043-04



BOOK 304 PAGE 43
OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
Just American Title
96 DEC 13 PM 1:04
EUREKA COUNTY NEVADA
M.H. REBALEATI, RECORDER
FILE NO. FEES 8.00

165368

BOOK 304 PAGE 044

JAMES M. COPENHAVER
ATTORNEY AT LAW
950 IDAHO STREET
ELKO, NEVADA 89801

DECLARATION OF VALUE

Recording Date 12/13/96 Book 304 Page 43 Instrument # 165368

Full Value of Property Interest Conveyed \$ 5000.⁰⁰

Less Assumed Liens & Encumbrances -

Taxable Value (NRS 375.010, Section 4) \$ 5000.⁰⁰

Real Property Transfer Tax Due \$ 6.⁵⁰

If exempt, state reason. NRS 375.090, Section _____ Exp

APN#: 002-043-04

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
Joyce Cox

Joyce Cox
Name (Please Print)

Escrow Number

First American Title Co
Firm Name

331 7th Street
Address

Elko Nevada 89801
City State

Tax paid for the above transfer on Dec 13, 19 96
per NRS 375.030, Section 3.

Francine Steinott, Deputy
Signature of Recorder or Representative