

165370

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE is made and entered into this 18th day of November, 1996, by and between **JOHN N. DAVIS** and **JOANNA D. DAVIS**, Co-Trustees of **THE JOHN N. DAVIS FAMILY TRUST**, ("Grantors"); and **DEAN ASHCROFT** and **SHERRY ASHCROFT**, husband and wife ("Grantees").

WITNESSETH:

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

SUBJECT TO all conditions, encroachments, codes, laws, zoning ordinances, restrictions and regulations, if any, which apply to the property.

SUBJECT TO all existing rights of way, easements, licenses, and privileges for any and all uses and purposes on, under, over, through or across said premises or any portion thereof.

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 Grantees, as community property with right of survivorship, and their assigns and the heirs, executors, administrators, successors, and assigns of the survivor forever.

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

GRANTORS:

THE JOHN N. DAVIS FAMILY TRUST

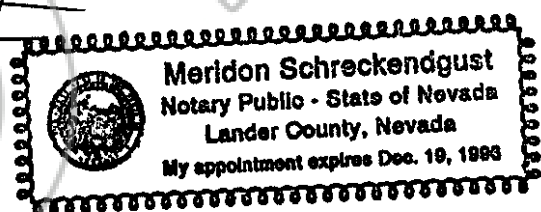
By: *John N. Davis*
JOHN N. DAVIS, Trustee

By: *Joanna Davis*
JOANNA D. DAVIS, Trustee

STATE OF NEVADA)
COUNTY OF Lander)SS.

On November 18, 1996, personally appeared before me, a Notary Public, JOHN N. DAVIS and JOANNA D. DAVIS, personally known to me to be the persons whose names are subscribed to the above instrument who acknowledged that they executed said instrument.

Meridon Schreckengust
NOTARY PUBLIC



Grantees' Address: PO Box 884
Battle Mountain, NV 89820

APN: 04-400-03

EXHIBIT "A"
DAVIS - ASHCROFT
GRANT, BARGAIN AND SALE DEED

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

A parcel of land located in the NE1/4NE1/4 of Section 26, and the NW1/4NW1/4 of Section 25, TOWNSHIP 33 NORTH, RANGE 48 EAST, M.D.B.&M., Eureka County, Nevada, more particularly described as follows:

COMMENCING the Southeast Corner of said Section 26, thence North 4°31'30" West, 4,051.65 feet to the Corner No. 1, the true point of beginning being on the northerly right-of-way of U.S. Highway 40;

THENCE from a tangent bearing North 76°55'52" East, on a curve to the right with a radius of 3,112.00 feet, through a central angle of 7°11'34", for an arc length of 390.67 feet along the said northerly right-of-way of U.S. Highway 40 to Corner No. 2;

THENCE North 5°52'34" West, 250.00 feet to Corner No. 3;

THENCE South 80°31'39" West, 421.78 feet to Corner No. 4;

THENCE South 13°04'08" East, 250.00 feet to Corner No. 1, the point of beginning, as shown by the parcel map for JOHN W. MARVEL and WILBURTA S. MARVEL, filed in the Office of the County Recorder, Eureka County, Nevada, on January 19, 1981, as File No. 78377.

EXCEPTING THEREFROM all the grantors right, title and interest in and to all oil, gas, coal and all other minerals of whatever kind and nature and all geothermal resources in any and every form located within, on or beneath the surface of said land as reserved by JOHN W. MARVEL and WILBURTA S. MARVEL, Husband and Wife, by deed recorded March 4, 1981, in Book 92, Page 24, Official Records, Eureka County, Nevada.

BOOK 304 PAGE 49
OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
Stewart Dill
96 DEC 13 PM 1:08
EUREKA COUNTY NEVADA
M.N. REBALEATI, RECORDER
FILE NO. FEES 9.00

DECLARATION OF VALUE

Recording Date 12/13/96 Book 304 Page 49 Instrument # 165370

Full Value of Property Interest Conveyed

\$ 35,000

Less Assumed Liens & Encumbrances

Taxable Value (NRS 375.010, Section 2)

\$ 35,000

Real Property Transfer Tax Due

\$ 45.50

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

APN#:

4-400-03

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

Nancy E. Drouillard

Name (Please Print)

96232624

Escrow Number

STEWART TITLE OF NE NEVADA

Firm Name

810 Idaho Street

Address

Elko, NV 89801

City

State

Zip