

165449

GRANT DEED TO JOINT TENANTS

FOR THE CONSIDERATION OF TEN DOLLARS (\$10.00), and other valuable consideration, the receipt of which is acknowledged JERRY LEE ANDERSON, a single man, herein referred to as Grantor, do hereby grant, bargain and sell to ALBERT A. AND DEBORAH A. BOZZELLI, Box 588, Eureka, NV, party of the second part, as joint tenants with the right of survivorship, herein referred to as Grantee, and their assigns, forever, the property and premises located in the county of Eureka, State of Nevada, described as follows:

Lot 2 of Lot 4 of Parcel No. 2 Gov Lot 16, Sec 29 T N R 53 E M.D.B. & M. Plus easement of East side of Lot Known as Frontier Street 33 Ft. West to East X 261.84 Ft. South to North. Plus easement known as Highway 50 213.3 Ft. North to South X 458.58 Ft. East to West.

EXCEPTING AND RESERVING to the United States of America, all the oil and gas in said land, as reserved in Patent recorded March 21, 1966, in Book 10, Page 205, Document No. 41830, Official Records, Eureka County, Nevada.

FURTHER EXCEPTING THEREFROM all mineral rights, oil or gas lying on, in or over said land as reserved by JERRY LEE ANDERSON.

PAYOFF after the tenth (10th) month of any year during the duration of this contract will constitute a Five Hundred Dollar (\$500) penalty.

PURCHASERS understand and agree that all utility easements are retained by sellers to be surrendered to utility company providing services.

APN 07-380-60

TOGETHER with all tenements, hereditaments and appurtenances, including easements, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

IN WITNESS WHEREOF; the Grantors have signed this Deed the _____ day of _____, 1996.

GRANTOR:

Jerry Lee Anderson
JERRY LEE ANDERSON

SUBSCRIBED AND SWORN to before me, a notary public in and for said county and state this 16th day of December, 1996.

Barbara Bailey
NOTARY PUBLIC

NOTARY SEAL:



BOOK 304 PAGE 156
OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
Albert A. Bozzelli
96 DEC 16 PM 1:51

EUREKA COUNTY NEVADA
M.N. REBALEATI, RECORDER
FILE NO. FEES 8.00

165449

BOOK 304 PAGE 157

DECLARATION OF VALUE
Eureka COUNTY, NEVADA

Recording Date 12/16/96 Book 304 Page 156 Instrument # 165449

Full Value of Property Interest Conveyed \$ _____

Less Assumed Liens & Encumbrances _____

Taxable Value (NRS 375.010, Section 4) \$ 24,000.⁰⁰

Real Property Transfer Tax Due \$ 31.20

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

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

Albert A. Bozzelli
Signature of Declarant

ALBERT A. BOZZELLI
Name (Please Print)

PO. BOX 588
Address

EUREKA NV. 89312
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 per NRS 375.030 Sec. 3 on 12/16/96