

165456

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made and entered into as of the 13th day of December, 1996, by and between DONA I. RICE, an unmarried woman, party of the first part, and JOHN SHELLY and DIANE SHELLY, husband and wife, whose address is Unit 3 Box 11, Crescent Valley, Nevada 89821, as joint tenants with right of survivorship, parties of the second part;

W I T N E S S E T H:

That the said first party, for and in consideration of the sum of TEN DOLLARS (\$10.00), lawful money of the United States of America, and other good and valuable consideration to her in hand paid by the said second parties, receipt whereof is hereby acknowledged, does by these presents grant, bargain, sell and convey unto the said second parties, as joint tenants with right of survivorship and not as tenants in common, and to their assigns, and to the survivor of them, and to the heirs and assigns of the survivor, forever, all that certain real property situate in the County of Eureka, State of Nevada, and more particularly described as follows, to-wit:

Lot 7, Block 24, of CRESCENT VALLEY RANCH AND FARMS, INC., UNIT NO. 1, filed in the office of the County Recorder of Eureka County, Nevada, on April 6, 1959, as Document No. 34081. APN 002-043-05.

EXCEPTING THEREFROM all petroleum, oil, natural gas and products derived therefrom lying in and 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.

SUBJECT TO any and all exceptions, reserva-
PUCCINELLI & PUCCINELLI

ATTORNEYS AT LAW

700 IDAHO STREET, ELKO, NV 89801

P.O. BOX 130, ELKO, NV 89803

(702) 738-7293

FAX (702) 738-0454

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tions, restrictions, restrictive covenants, assessments, easements, rights, and rights of way of record.

TOGETHER WITH any and all buildings and improvements situate thereon.

TOGETHER WITH the tenements, hereditaments and appurtenances thereunto belonging or in anywise 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 parties of the second part, as joint tenants with right of survivorship, and not as tenants in common, and to their assigns, and to the survivor of them, and the heirs and assigns of such survivor forever.

IN WITNESS WHEREOF, the party of the first part has hereunto set her hand as of the day and year first above written.

Grantors address
Unit 3 Box 11
Beowawe, Nv 89821
APN 002-043-05

Dona I. Rice
DONA I. RICE

STATE OF CALIFORNIA,)
) ss.
COUNTY OF SAN BERNARDINO.)

The foregoing instrument was acknowledged before me this
13th day of December, 1996, by DONA I. RICE.

Michael A. Davis
NOTARY PUBLIC

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

No. 5907

State of California

County of San Bernardino

On Dec. 13, 1996 before me, Michele A. Davis, Notary Public

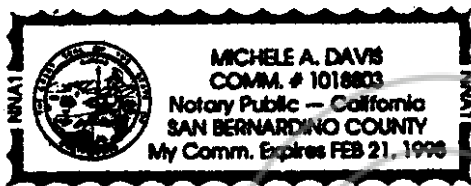
DATE

NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared Dona I. Rice

NAME(S) OF SIGNER(S)

☐ personally known to me - OR - ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Michele A. Davis
SIGNATURE OF NOTARY

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

☒ INDIVIDUAL
☐ CORPORATE OFFICER

TITLE(S)

☐ PARTNER(S) ☐ LIMITED
☐ GENERAL
☐ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER: _____

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

DESCRIPTION OF ATTACHED DOCUMENT

Grant, Bargain and Sale
TITLE OR TYPE OF DOCUMENT Deed

3
NUMBER OF PAGES

12-13-96
DATE OF DOCUMENT

N/A
SIGNER(S) OTHER THAN NAMED ABOVE

BOOK 304 PAGE 173
OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
Just American Title
96 DEC 17 AM 11:31

EUREKA COUNTY NEVADA
M.H. BEBALEATI, RECORDER
FILE NO. FEES 10.00

165456

COPY

Recording Date 12/17/96 Book 304 Page 173 Instrument # 165456

Full Value of Property Interest Conveyed

\$ 5000

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 _____ . Expt

APN#: 002-043-05

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 Z

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

12/17, 19 96

Jessie Stewart
Signature of Recorder or Representative