96282639 ESCROW NO.

## GRANT, BARGAIN and SALE DEED

THIS INDENTURE WITNESSETH: That WILLIAM G. MARSDEN and VELMA K. MARSDEN. Husband and Wife as Joint Tenants

in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to PATRICK L. CROUCH and MICHAL R. CROUCH, Husband and Wife as Joint Tenants

unincorporated area and to the heirs and assigns of such Grantee forever, all that real property situated in the County of EUREKA State of Nevada, bounded and described as follows: SEE EXHIBIT "A" ATTACHED HERETO AND A PART HEREOF.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

December 27, 1996 DATE:

STATE OF NEVADA

COUNTY OF EUREKA

SS.

**JANUARY 6, 1997** personally appeared before me, a Notary Public, William G. Marsden and Velma K. Marsden personally known or proved

to me to be the person(s) whose name(s) is/are subscribed to the above instrument and who acknowledged that she/he/they executed the instrument.

WITNESS my hand and official seal.

(This area above for official notarial seal)

BARBARA MONTGOMERY Notary Public - State of New Sec

**Appointment Recorded in Eureka County** 

MY APPOINTMENT EXPIRES OCT, 17, 1998

Signature\_

Barbara Notary Public

RECORDING REQUESTED BY:

STEWART TITLE COMPANY

WHEN RECORDED MAIL TO:

MAIL TAX STATEMENTS TO:

SAME

M/M CROUCH

HC 66 UNIT 1 #15 BEOWAWE, NV 89821

## EXHIBIT "A"

## **LEGAL DESCRIPTION**

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

Lot 3, Block 30, of Crescent Valley Ranch & Farms Unit No. 1, as per map recorded in the office of the County Recorder of Eureka County, Nevada, as File No. 34081.

EXCEPTING THEREFROM all petroleum, oil, natural gas and products derived therefrom, within or underlying said land or that may be produced therefrom, and all rights thereto, as reserved by Southern Pacific Land Company in Deed to H. J. Buchenau and Elsie Buchenau, recorded September 24, 1951, in Book 24, of Deeds at Page 168, Eureka County, Nevada.

APN# 02-052-02

RECORDED AT THE REQUEST OF STEWART LITTLE

97 JAN -9 AM 11: 25

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

165882

## DECLARATION OF VALUE

lecording Date 1/9/97 Book 304 Page 559 Instrument # 163882	
-Full Value of Property Interest Conveyed	15,000
Less Assumed Liens & Encumbrances	
Taxable Value (NRS 375.010, Section 2)	:15,000
Real Property Transfer Tax Due	:15,000 :19,50
f exempt, state reason. NRS 375.090, Section	Explain
PNO: 2-052-02	
INDMOUAL	ESCROW HOLDER
Under penalty of perjury, I hereby declare that the above statements are correct.  Signature of Declarant	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.
Name (Please Print)	Nancy E. Drouillard
Address	Name (Please Print) 96282639  Escrow Number
City State Zip	STEWART TITLE OF NE NEVADA
	810 Idaho Street
	Elko, NV 89801
	City State Zip