

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**

and to the heirs and assigns of such Grantee forever, all that real property situated in the **unincorporated area** 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.

DATE: **December 27, 1996**

William G. Marsden

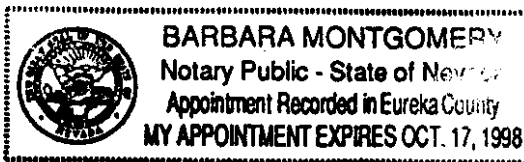
WILLIAM G. MARSDEN

Velma K. Marsden

VELMA K. MARSDEN

STATE OF NEVADA }
COUNTY OF EUREKA } ss.

On **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)

Signature *Barbara Montgomery*
Notary Public

RECORDING REQUESTED BY:

STEWART TITLE COMPANY

WHEN RECORDED MAIL TO:

M/M CROUCH

HC 66 UNIT 1 #15

BEOWAWE, NV 89821

MAIL TAX STATEMENTS TO:

SAME

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

BOOK 304 PAGE 559
OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
Stewart Title
97 JAN -9 AM 11:25

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

165882

BOOK 304 PAGE 560

DECLARATION OF VALUE

Recording 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 \$ 19.50

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

APN#: 2-052-02

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.

Nancy E. Drouillard

Signature of Declarant

Nancy E. Drouillard

Name (Please Print)

96282639

Escrow Number

STEWART TITLE OF NE NEVADA

Firm Name

810 Idaho Street

Address

Elko, NV 89801

City State Zip