

**165885****GRANT, BARGAIN AND SALE DEED**

THIS INDENTURE, made and entered into as of the 7<sup>th</sup> day of January, <sup>1996</sup> 1996, by and between ALEX F. RAMSAY and DOROTHY W. RAMSAY, husband and wife, parties of the first part, and MICHAEL C. HILL, and Andrea L. Hill, Husband and wife as joint tenants with right of survivorship, whose address is HC-66 Unit 2, Box 2, Beowawe, Nevada 89821, party of the second part,

**WITNESSETH:**

That the said parties of the first part, 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 them in hand paid by the said second party, receipt whereof is hereby acknowledged, do by these presents grant, bargain, sell and convey unto the said second party, and to their his, successors and assigns, forever, all that certain real property situate in the County of Eureka, State of Nevada, more particularly described as follows, to-wit:

**TOWNSHIP 31 NORTH, RANGE 49 EAST, MDB&M**

SECTION 25: S 1/2NW1/4SW1/4

TOGETHER with any and all buildings and improvements situate thereon.

TOGETHER with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

SUBJECT to any and all exceptions, reservations, restrictions, restrictive covenants, assessments, easements, rights and rights of way of record.

TO HAVE AND TO HOLD the said premises, together with the appurtenances unto the said party of the second part, and to his heirs, successors and assigns forever.

IN WITNESS WHEREOF, the said first parties have hereunto set their hand the day and year first above written.

Alex F. Ramsay  
ALEX F. RAMSAY

Dorothy W. Ramsay  
DOROTHY W. RAMSAY

STATE OF COLORADO )  
: ss.  
COUNTY OF Boulder )

On January 7, <sup>1997 OK</sup> 1996, personally appeared before me, a Notary Public, ALEX F. RAMSAY, personally known (or proved) to me to be the person whose name is subscribed to the above instrument who acknowledged that he executed the instrument.

Deanna Golden  
NOTARY PUBLIC  
My Commission Expires 11-19-00.

STATE OF COLORADO )  
: ss.  
COUNTY OF Boulder )

Seal affixed

On January 7, <sup>1997 OK</sup> 1996, personally appeared before me, a Notary Public, DOROTHY W. RAMSAY, personally known (or proved) to me to be the person whose name is subscribed to the above instrument who acknowledged that she executed the instrument.

Deanna Golden  
NOTARY PUBLIC  
My Commission Expires 11-19-00.

Assessor's Parcel No.: 5-090-64  
Grantees' Address: HC-66 Unit 2, Box 2  
Beowawe, Nevada 89821

Seal affixed

BOOK 304 PAGE 571  
OFFICIAL RECORDS  
RECORDED AT THE REQUEST OF  
*Just American Itlp*  
97 JAN -9 AM 11:44

EUREKA COUNTY NEVADA  
M.N. REBALEATI, RECORDER  
FILE NO. FEES 9.00

**165885**

COPY

BOOK 304 PAGE 573

Recording Date 1/9/97 Book 304 Page 571 Instrument # 165885

Full Value of Property Interest Conveyed \$ 2500<sup>00</sup>

Less Assumed Liens & Encumbrances \_\_\_\_\_

Taxable Value (NRS 375.010, Section 4) \$ 2500<sup>00</sup>

Real Property Transfer Tax Due \$ 3.25

If exempt, state reason. NRS 375.090, Section \_\_\_\_\_ . Exp \_\_\_\_\_

APN#: 5-090-64

INDIVIDUAL	ESCROW HOLDER
Under penalty of perjury, I hereby declare that the above statements are correct.	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	Signature of Declarant <u>Joyce Cox</u>
Name (Please Print)	Joyce Cox Name (Please Print)
Address	Escrow Number
City State Zip	First American Title Co Firm Name
	331 7th Street Address
	Elko Nevada 89801 City State Zip

Tax paid for the above transfer on 1/9, 19 97.  
per NRS 375.030, Section 3.

Jessie Stewart Deputy  
Signature of Recorder of Representatives