

166571

**GRANT, BARGAIN AND SALE DEED  
AND BILL OF SALE**

THIS INDENTURE, made and entered into this 24<sup>th</sup> day of March, 1997,  
by and between Charles E. Cooper, an unmarried man, of Canyon, Texas, First Party, and  
Matthew Morrison and Cheryl Morrison, husband and wife, of Eureka, Nevada, Second Parties,

**WITNESSETH:**

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, to him in hand paid by the said Second  
Parties, and other good and valuable consideration, receipt whereof is hereby acknowledged, does  
by these presents sell, assign, transfer, set over, deliver, grant, bargain, sell and convey unto the  
said Second Parties, as community property with right of survivorship, and not as tenants in  
common, and to the heirs and assigns of said Second Parties forever, and to the survivor of them,  
and to the heirs, executors, administrators and assigns of the survivor, all that certain real and  
personal property situate in the County of Eureka, State of Nevada, and more particularly  
described as follows:

**TOWNSHIP 21 NORTH, RANGE 53 EAST, M.D.B. & M.**

*K.W.*  
Section 15: N½

**TOGETHER WITH** all improvements situate thereon.

**TOGETHER WITH** all water, water rights, rights to the use of  
water, dams, ditches, canals, pipelines, reservoirs, wells and all  
other means for the diversion or use of water appurtenant to the real  
property, or any part thereof, or used or enjoyed in connection  
therewith, and together with all stockwatering rights used or  
enjoyed in connection with the use of any of said lands, included but  
not limited to the following Water Permit:

42021

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443 Court St.  
EUREKA, NEVADA 89001

188781028

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.

TOGETHER WITH all pivots, motors, pumps, panels and other equipment situate upon, or used in conjunction with the aforesaid real property which shall include:

- 1 Lockwood pivot sprinklers
- 1 Zimmatic sprinkler
- 1 100 horse power US electric motor
- 1 100 horse power Newman electric motor
- 2 Electric control panels
- 1 Grain bin
- 2 Electric control panels
- 2 Irrigation pumps
- 2 Plastic drip oilers
- 1 Fertilizer tank - approximately 1000 gallons
- 2 Older pivots

TO HAVE AND TO HOLD the said premises, together with the appurtenances, unto the said Second Parties, as community property with right of survivorship, and not as tenants in common, and to the heirs and assigns of said Second Parties forever, and to the survivor of them, and to the heirs, executors, administrators and assigns of the survivor.

IN WITNESS WHEREOF, the said First Party has hereunto set his hand as of the day and year first hereinabove written.

  
Charles E. Cooper

STATE OF TEXAS,       )  
                                  ) ss.  
COUNTY OF Bandall    )

On March 24, 1997, personally appeared before me, a Notary Public,  
Charles E. Cooper and personally known (or proved) to me to be the person whose name is  
subscribed to the above instrument who acknowledged that he executed the above instrument.



Betty M. Wood  
NOTARY PUBLIC

**Mailing Address for Grantees:**

Matthew Morrison & Cheryl Morrison  
HC 62 - P.O. Box 128  
Eureka, NV 89316

Assessor's Parcel No.: Portion of 7-200-30

1208214/7507

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OFFICIAL RECORDS  
RECORDED AT THE REQUEST OF  
Stewart Silk  
97 APR -1 AM 9:22  
EUREKA COUNTY NEVADA  
M.N. REBALEATI, RECORDER  
FILE NO. FEES \$9.00

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# DECLARATION OF VALUE

Recording Date 4-1-97 Book 307 Page 160 Instrument # 166571

Full Value of Property Interest Conveyed \$ 291,000.00

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

Taxable Value (NRS 375.010, Section 2) \$ 291,000.00

Real Property Transfer Tax Due \$ 378.30

If exempt, state reason. NRS 375.090, Section \_\_\_\_\_ Explain: \_\_\_\_\_

APN#:

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		
Name (Please Print)			Name (Please Print)		
Address			Escrow Number		
City	State	Zip	Firm Name		
			Address		
			City	State	Zip