

166571

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

THIS INDENTURE, made and entered into this 24th 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:

1-8-97

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

K.W.

Section 15: N $\frac{1}{2}$

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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WILSON AND BARROWS, LTD.
ATTORNEYS AT LAW
442 COURT ST.
EUREKA, NEVADA 89001

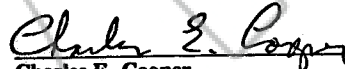
TOGETHER WITH the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

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 Randall .)

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

1208874767

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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

166571

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WILSON AND BARROWS, LTD.
ATTORNEYS AT LAW
442 Court St.
EUREKA, NEVADA 89001

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)			_____ Pamela J. Aguirre Name (Please Print)		
_____ Address			_____ 9601 DC184 Escrow Number		
_____ City	_____ State	_____ Zip	_____ Stewart Title of Northeastern Nevada Firm Name		
			_____ 810 IDAHO STREET Address		
			_____ Elko, City	_____ Nevada State	_____ 89801 Zip