

427372 TR

166826

APN 002-034-04

Grant, Bargain and Sale Deed

This Indenture, made and entered into this 23rd day of April

1997, by and between ED HAYDA, a single man, of the State of Washington, party of the first part; and ERIC R. MITCHELL and SHARON G. MITCHELL, man and wife, whose

address is P.O. Box 211078, Crescent Valley, Nevada 89821, parties of the second part;

Witnesseth:

That the said first party, for and in consideration of the sum of TEN DOLLARS

(\$10), lawful money of the United States of America, and other good and valuable

consideration to him in hand paid by the said second parties, receipt whereof is hereby

acknowledged, does by these presents grant, bargain, sell, and convey unto the said

second parties, and to their heirs and assigns, forever, all that certain real property situate in

the County of Eureka, State of Nevada, and more particularly described as follows, to-wit:

Lot 10, Block 16, of CRESCENT VALLEY RANCH AND FARMS, INC., UNIT NO. 1, according to the official map thereof, filed in the office of the County Recorder of Eureka County on April 6, 1959, as File No. 34081.

EXCEPTING THEREFROM all petroleum, oil, natural gas and products derived therefrom lying in and under said land as reserved by SOUTHERN PACIFIC LAND COMPANY, in deed recorded in Book 24, Page 168, Deed Records, Eureka County, Nevada.

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

TOGETHER WITH any and all improvements of any name or nature situate thereon.

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.

To have and to hold the said premises, together with the appurtenances unto the said parties of the second part, and to their heirs and assigns, forever.

EASTERLY & ARMSTRONG
603 Pine Street
Elko, Nevada 89801
(702) 738 9877

BOOK 308 PAGE 097

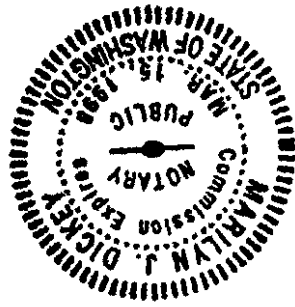
In Witness Whereof, the said first party has hereunto set his hand the day and year first above written.

Ed Hayda
ED HAYDA

STATE OF WASHINGTON)
COUNTY OF STEVENS)
ss.)

1997 by ED HAYDA.

Mary G. Buckley
Notary Public



COPIED

BOOK 308 PAGE 97

OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
West American title
97 MAY 16 PM 1:13

EUREKA COUNTY NEVADA
M.N. REBALVALI, RECORDER
FILE NO. FEES \$ 00

166826

EASTERLY & ARMSTRONG
603 Pine Street
Eiko, Nevada 89801
(702) 738 9877

BOOK 308 PAGE 98

<p>ESCROW HOLDER</p> <p>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.</p> <p>Signature of Declarant <i>Margaret A. Durand</i></p> <p>Name (Please Print) Margaret A. Durand</p> <p>Name (Please Print) 42137240</p> <p>Escrow Number First American Title Co.</p> <p>Firm Name 331 7th St.</p> <p>Address Coho NV. 89801</p> <p>City State Zip</p>	<p>INDIVIDUAL</p> <p>Under penalty of perjury, I hereby declare that the above statements are correct.</p> <p>Signature of Declarant</p> <p>Name (Please Print)</p> <p>Address</p> <p>City State Zip</p>
--	---

DECLARATION OF VALUE

Recording Date 5/16/97 Book 308 Page 97 Instrument # 166826

Full Value of Property Interest Conveyed \$

Less Assumed Liens & Encumbrances -

Taxable Value (NRS 375.010, Section 2) \$

Real Property Transfer Tax Due \$ *0*

If exempt, state reason. NRS 375.090, Section 2 Exempt R-1.03 Explain: *Caveat blank for Book 306 Page 506, Instrument # 166361, Record 3-26-97.*