

166860

GRANT, BARGAIN & SALE DEED TO JOINT TENANTS

FOR CONSIDERATION RECEIVED, ELDA WOODRUFF SHARP, VERA ANDERSON FROMM, and MARK CHRISTIAN, as Grantors, do hereby grant, bargain and sell to FRED B. HALLER and CHERYL A. HALLER, husband and wife, as joint tenants with right of survivorship and not as tenants in common, as grantees, and to their assigns, and the heirs and assigns of the survivor, forever, the property located in the County of Eureka, State of Nevada, described as follows:

Lot 4, Block 36, of CRESCENT VALLEY RANCH AND FARMS, INC., UNIT 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 or under said land as reserved by SOUTHERN PACIFIC LAND COMPANY in deed recorded in Book 64, Page 313, Deed Records, Lander County, Nevada, and in Book 24, Page 168, Deed Records, Eureka County, Nevada.

TOGETHER WITH all buildings and improvements thereon.

TOGETHER WITH all and singular the tenements, hereditaments, easements, and appurtenances therunto belonging or in anywise appertaining, and the reversions, remainders, rents, issues and profits thereof, or of any part thereof.

SUBJECT TO all taxes and assessments, reservations, exceptions, easements, rights of way, limitations, covenants, conditions, restrictions, terms, liens, charges and licenses affecting the property of record.

TO HAVE AND TO HOLD the property, with the appurtenances to the grantees, as joint tenants with right of survivorship and not as tenants in common and their assigns, and the heirs and assigns of the survivor accordingly, forever.

This Grant, Bargain & Sale Deed may be executed simultaneously in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

JAMES M. COPENHAYER
ATTORNEY AT LAW
960 IDAHO STREET
ELKO, NEVADA 89801

BOOK 308 PAGE 141

SIGNED this 13 day of May, 1997.

GRANTORS:

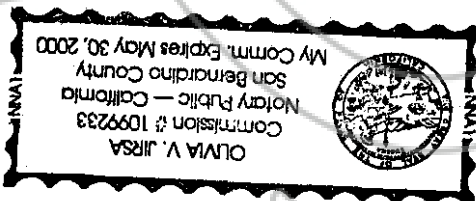
Elda Woodruff Sharp
ELDA WOODRUFF SHARP

VERA ANDERSON FROMM

MARK CHRISTIAN

State of California
County of San Bernardino

This instrument was acknowledged before me on May 13th,



NOTARY PUBLIC

Olivia V. Jirsa

State of _____
County of _____

This instrument was acknowledged before me on May _____,

1997, by VERA ANDERSON FROMM.

NOTARY PUBLIC

State of _____
County of _____

This instrument was acknowledged before me on May _____,

1997, by MARK CHRISTIAN.

NOTARY PUBLIC

GRANTEES' ADDRESS:

P.O. 1201
Crescent Valley, NV 89821
A.P.N. 002-049-01

JAMES M. COPENHAVER
ATTORNEY AT LAW
950 IDAHO STREET
ELKO, NEVADA 89801

BOOK 308 PAGE 142

SIGNED this 17th day of May, 1997.

GRANTORS:

ELDA WOODRUFF SHARP

VERA ANDERSON FROMM

Mark Christian
MARK CHRISTIAN

State of _____
County of _____

1997, by ELDA WOODRUFF SHARP.

This instrument was acknowledged before me on May _____,

NOTARY PUBLIC

State of _____
County of _____

1997, by VERA ANDERSON FROMM.

This instrument was acknowledged before me on May _____,

NOTARY PUBLIC

State of CALIFORNIA
County of VENTURA

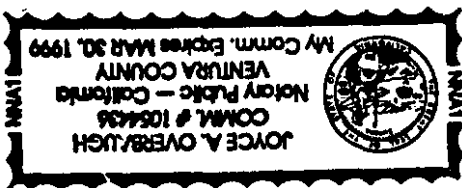
1997, by MARK CHRISTIAN.

Joyce A. Overbaugh
NOTARY PUBLIC

GRANTEES' ADDRESS:

P.O. 1201
Crescent Valley, NV 89821
A.P.N. 002-049-01

JAMES M. COPENHAVER
ATTORNEY AT LAW
950 IDAHO STREET
ELKO, NEVADA 89801



BOOK 308 PAGE 143

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(ES)

Eda Chang and Vera Forman
SIGNER(S) OTHER THAN NAMED ABOVE

- OTHER:
- GUARDIAN/CONSERVATOR
- TRUSTEE(S)
- ATTORNEY-IN-FACT
- PARTNER(S)
 - LIMITED
 - GENERAL

DATE OF DOCUMENT
May 17, 1997

NUMBER OF PAGES
Three

- INDIVIDUAL
- CORPORATE OFFICER

TITLE(S)
REAL ESTATE BROKER & SALE DEED

DESCRIPTION OF ATTACHED DOCUMENT

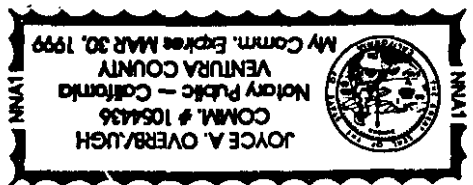
CAPACITY CLAIMED BY SIGNER

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

OPTIONAL

Joyce A. Overbaugh
(SIGNATURE OF NOTARY)

WITNESS my hand and official seal.



person(s) acted, executed the instrument. or the entity upon behalf of which the signature(s) on the instrument the person(s), capacity(ies) and that by his/hers/their the same in his/hers/their authorized knowledge to me that he/she/they executed subscribed to the within instrument and ac- to be the person(s) whose name(s) is/are proved to me on the basis of satisfactory evidence

personally known to me - OR - proved to me on the basis of satisfactory evidence

NAME(S) OF SIGNER(S)

personally appeared *MARK CHRISTIAN*

On *May 17, 1997* before me, *Joyce A. Overbaugh Notary*

County of *VENTURA*

State of *CALIFORNIA*

May 17, 1997 Mark Christian, Mark

SIGNED this _____ day of May, 1997.

GRANTORS:

ELDA WOODRUFF SHARP

VERA ANDERSON FROMM

MARK CHRISTIAN

State of _____
County of _____

This instrument was acknowledged before me on May _____, 1997, by ELDA WOODRUFF SHARP.

NOTARY PUBLIC _____

State of _____
County of _____

This instrument was acknowledged before me on May _____, 1997, by VERA ANDERSON FROMM.

Vera Anderson Fromm

NOTARY PUBLIC _____

State of California
County of Riverside

This instrument was acknowledged before me on May 17th, 1997, by MARK CHRISTIAN.

Mark Christian

NOTARY PUBLIC _____

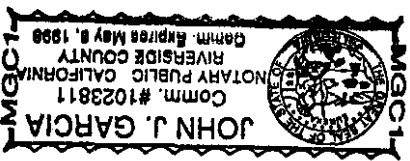
GRANTEES' ADDRESS:

P.O. 1201
Crescent Valley, NV 89821
A.P.N. 002-049-01

JAMES M. COPENHAVER
ATTORNEY AT LAW
950 IDAHO STREET
ELKO, NEVADA 89801

BOOK 308 PAGE 145

2.



BOOK 308 PAGE 146

COPY

166860

BOOK 308 PAGE 141
OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
West American
97 MAY 21 PM 12:56
EUREKA COUNTY NEVADA
M. M. REBALATI, RECORDER
FILE NO.
FEES 12.00

Signature of Recorder or Representative
Sharonne Stewart

Tax paid for the above transfer on
per NRS 375.030, Section 3.

5/21, 1997

<p>Under penalty of perjury, I hereby declare that the at statements are correct to the best of my knowledge upon the information available to me in the document contained in the escrow file.</p> <p>Signature of Declarant <i>Joyce Cox</i> Joyce Cox Name (Please Print) 426917JC Escrow Number First American Title Co Firm Name 331 7th Street Address Elko Nevada 89801 City State</p>	<p>Under penalty of perjury, I hereby declare that the above statements are correct.</p> <p>Signature of Declarant Name (Please Print) Address State zip City</p>
<p>ESCROW HOLDER</p>	<p>INDIVIDUAL</p>

APN#: 002-049-01

Full Value of Property Interest Conveyed	\$ 3,600.00
Less Assumed Liens & Encumbrances	-
Taxable Value (NRS 375.010, Section 4)	\$ 3,600.00
Real Property Transfer Tax Due	\$ 5.20
If exempt, state reason. NRS 375.050, Section	