

JOINT TENANCY GRANT BARGAIN AND SALE DEED

THIS INDENTURE, made and entered into this 28th day of

July, 1997, by and between MILDRED M. ADAMS, a widow, the party of

the first part, hereinafter referred to as "GRANTOR", and KENNETH

E. CONLEY and BEVERLY A. CONLEY, husband and wife, as joint tenants

with full rights of survivorship, hereinafter referred to as

"GRANTEES",

W I T N E S S E T H:

That the said Grantor, for and in consideration of the

sum of Ten Dollars (\$10.00), lawful current money of the United

States of America, to them in hand paid by the said Grantees, and

other good and valuable consideration, the receipt of which is

hereby acknowledged, do hereby grant, bargain and sell unto the

said Grantees, as joint tenants with full rights of survivorship,

and to the heirs and assigns of the survivor forever, all those

certain lots, pieces or parcels of land situate, lying and being in

the County of Eureka, State of Nevada, bounded and more

particularly described as follows, to-wit:

Township 21 North, Range 53 East, M.D.B.&M.

Section 34: SE1/4;

EXCEPTING THEREFROM the westerly 30 Feet of said land as

reserved by Shady Meadows, Inc., A Colorado Corporation

in Deed Recorded October 27, 1976, in Book 57, Page 129,

official records, Eureka County, Nevada.

FURTHER EXCEPTING THEREFROM all the oil and gas lying in

and under said land as reserved in patent by the United

States of America, Recorded March 27, 1963, in Book 26,

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Page 396, Deed records, Eureka County, Nevada.

Together with all and singular the improvements and all


97260586

LAW OFFICE OF
STEVE L. DOBRESCU
A PROFESSIONAL CORPORATION
P.O. BOX 599
ELY, NEVADA 89301
(702) 289-4554

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apurtences therunto in any wise appertaining.

Together with all water, water rights, rights to the use of water, dams, ditches, canals, pipelines, reservoirs, wells, pumps, pumping stations, and all other means for the diversion or use of water appurtenant to the said land or any part thereof, for irrigation, stock watering, domestic or any other use.
Certificate #6782 - Application #20481. 

TOGETHER WITH, AND ALL SINGULAR, the tenements,

hereditaments and appurtences therunto belonging or in anywise appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD, ALL AND SINGULAR, the said premises,

together with the appurtences, unto the said grantees, as joint tenants and not as tenants in common, and to the heirs and assigns of the survivor, forever.

IN WITNESS WHEREOF, the said Grantor have hereunto set

her hand and seal on the day and year first above written.


MILDRED M. ADAMS

GRANTEES MAILING ADDRESS:

P.O. Box 111
Eureka, Nevada 89316

Assessor's Parcel #07-210-18

STATE OF NEVADA

)
: ss.
)

County of Eureka

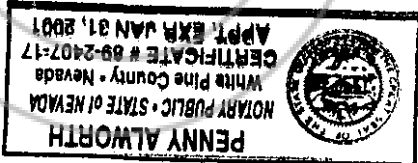
On the 16th day of May, 1997, personally appeared before me, a Notary Public in and for said County and State, MILDRED M. ADAMS, a widow, known or proven to me to be the person described in and who executed the foregoing instrument, and

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1 who acknowledged to me that she executed the same freely and voluntarily, and for the uses and purposes therein mentioned.

3 IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal on the day and year last above written.

5 Penny Alworth
NOTARY PUBLIC



10 Documentary Transfer Tax \$ 247.00

11 Computed on full value of property conveyed; or
12 Computed on full value less liens and encumbrances
13 remaining thereon at time of transfer.

14 Under penalty of perjury:
15 Joseph M. Johnson
16 Signature of deponent or agent determining tax-firm name

23 BOOK 308 PAGE 185
24 OFFICIAL RECORDS
25 RECORDED AT THE REQUEST OF Stewart
26 97 MAY 28 AM 8:47
27 EUREKA COUNTY NEVADA
28 M.N. REBALCATTI, RECORDER
FILE NO. FEES \$9.00

166877

BOOK 308 PAGE 187

DECLARATION OF VALUE

Recording Date 5/28/97 Book 308 Page 181 Instrument # 166877

Full Value of Property Interest Conveyed \$ 190,000.00

Less Assumed Liens & Encumbrances -

Taxable Value (NRS 375.010, Section 2) \$ 190,000.00

Real Property Transfer Tax Due \$ 2,170.00

If exempt, state reason. NRS 375.090, Section Explain: _____

ESCROW HOLDER	INDIVIDUAL
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.	Under penalty of perjury, I hereby declare that the above statements are correct.
Signature of Declarant <i>Tracy M. Robinson</i>	Signature of Declarant
Name (Please Print) <u>Tracy M. Robinson</u>	Name (Please Print)
Escrow Number <u>97A60586</u>	Address
Firm Name <u>Mountain State</u>	City
Address <u>40 Box 276</u>	State
City <u>Clay, NV 89301</u>	Zip

NTC 6/22/93