

166889

GRANT, BARGAIN AND SALE DEED
AND BILL OF SALE

THIS INDENTURE, made and entered into this 28th day of April, 1997,

by and between Charles Clay Cooper and Ermyle Ruth Cooper, husband and wife, of Canyon, Texas, First Parties, and Kenneth F. Benson and Patti E. Benson, husband and wife, of Eureka, Nevada, Second Parties, and Craig Benson, a single man, of Eureka, Nevada, Third Party,

WITNESSETH:

That the said First Parties, for and in consideration of the sum of TEN DOLLARS

(\$10.00), lawful money of the United States of America, to them in hand paid by the said Second and Third Parties, and other good and valuable consideration, receipt whereof is hereby acknowledged, do by these presents sell, assign, transfer, set over, deliver, grant, bargain, sell

and convey:

1. An undivided two-thirds interest unto the 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; and

2. The remaining undivided one-third interest unto the Third Party, and to his heirs, executors, administrators and assigns;

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.

Section 4: (E 1/2) Lots 5 and 6; S1/2NE1/4; SE1/4;

TOGETHER WITH all improvements situate thereon.

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ELKO, NEVADA 89801

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960124168

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 Permits:

18978 (that portion applicable to the above real property)
18979 (that portion applicable to the above real property)
39553

TOGETHER WITH Sellers' membership in the Eureka Producers Cooperative appurtenant to the above property

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:

- | | |
|---|------------------------------------|
| 2 | Lockwood pivot sprinklers |
| 2 | 100 horse power GE electric motors |
| 2 | Electric panels |
| 2 | Irrigation pumps |
| 2 | Plastic drip oilers |

TO HAVE AND TO HOLD the said premises, together with the appurtenances, unto the said Second and Third Parties.

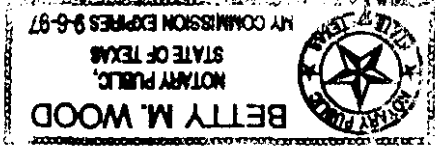
IN WITNESS WHEREOF, the said First Parties have hereunto set their hands as of the day and year first hereinabove written.

Charles Clay Cooper
Charles Clay Cooper
Rmyle Ruth Cooper
Rmyle Ruth Cooper

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

On April 28, 1997, personally appeared before me, a Notary Public,
Charles Clay. 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.

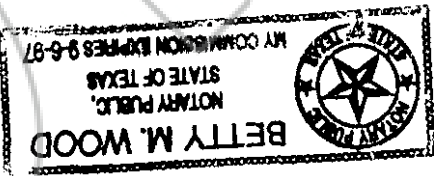


Betty M. Wood

NOTARY PUBLIC

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

On April 28, 1997, personally appeared before me, a Notary Public,
Ermyle Ruth Cooper and personally known (or proved) to me to be the person whose name is
subscribed to the above instrument who acknowledged that she executed the above instrument.



Betty M. Wood

NOTARY PUBLIC

Mailing Address for Grantees:

Kenneth E. Benson, Patti E. Benson
& Craig Benson
HC 62 - Box 134
Eureka, NV 89316

Assessor's Parcel No.: Portion of 7-200-43

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OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
Stewart
97 MAY 30 AM 9:42
EUREKA COUNTY NEVADA
M.N. REBAL EATL. RECORDER
FILE NO. FEES 9.00

166889

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DECLARATION OF VALUE

Recording Date 5/30/97 Book 308 Page 211 Instrument # 166889

Full Value of Property Interest Conveyed

\$ 259,000.00

Less Assumed Liens & Encumbrances

-

Taxable Value (NRS 375.010, Section 2)

\$ 259,000.00

Real Property Transfer Tax Due

\$ 336.70

If exempt, state reason. NRS 375.090, Section 2 Explain: _____

APN#:

Under penalty of perjury, I hereby declare that the above statements are correct. INDIVIDUAL Signature of Declarant _____ Name (Please Print) _____ Address _____ City _____ State _____ Zip _____		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. <i>[Signature]</i> Signature of Declarant Pamela J. Aguirre Name (Please Print) _____ Escrow Number <u>96012468</u> Stewart Title of Northeastern Nevada Firm Name _____ 810 IDAHO STREET Address _____ Elko, Nevada 89801 City _____ State _____ Zip _____ ESCROW HOLDER	
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