

JOINT TENANCY GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made the 7 day of April, 1997, by and between JERRY ELLIS JEPPESEN, an unmarried man, party of the first part and hereinafter referred to as "Grantor", and JERRY ELLIS JEPPESEN, an unmarried man and JOYCE BETZ, an unmarried woman, as joint tenants with full right of survivorship, parties of the second part and 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 money of the United States of America, and other good and valuable considerations, the receipt whereof is hereby acknowledged, does hereby grant, bargain and sell unto said Grantees, in joint tenancy and to the survivor of them and to the heirs of such survivor, forever, all those certain lots, pieces or parcels of land situate, lying and being in the County of Eureka, State of Nevada, and bounded and particularly described as follows, to-wit:

Lot 1 of Lot 3 as shown on Parcel Map for Mark W. Grasso, filed in the Office of the County Recorder of Eureka County on November 21, 1983, as File No. 90998, located in a portion of the large division map of the E1/2 Section 17, Township 20 North, Range 53 East, M.D.B.&M.

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

TO HAVE AND TO HOLD, ALL AND SINGULAR, the said premises together with the appurtenances, unto the said Grantees, as joint tenants and not as tenants in common, and to the heirs of the survivor of them, forever.

IN WITNESS WHEREOF, the said Grantor has hereunto set his hand the day and year first above written.

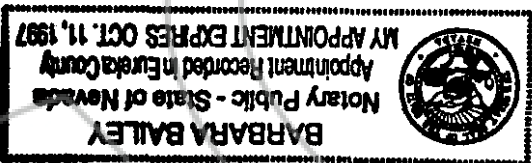
LAW OFFICES
GARY D. FAIRMAN
A PROFESSIONAL CORPORATION
482 FIFTH STREET - P.O. BOX 5
ELY, NEVADA 89301
(702) 289-4422

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On this 7th day of April, 1997,
personally appeared before me, a Notary Public, JERRY ELLIS JEPPESEN, personally known or proved to me to be the person whose name is subscribed to the above instrument who acknowledged that he executed the instrument.

STATE OF NEVADA
)
County of Eureka
) ss.

Jerry Ellis Jepesen
JERRY ELLIS JEPPESEN



PARCEL NO. 007-396-11
GRANTEE'S ADDRESS:
P.O. Box 417
Eureka, Nevada 89316

Documentary Transfer Tax \$ 7.15
or
Computed on full value of property conveyed.
I Computed on full value less here and encumbrances
remaining thereon at time of transfer.
Under penalty of perjury, I
Signature of decedent or agent determining tax.
First American Title Company of Nevada

BOOK 308 PAGE 560
OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
First American Title
97 JUN 17 AM 11:32
EUREKA COUNTY NEVADA
M.N. REBAL EATL. RECORDER
FILE NO.
FEES \$8.00

166931

DECLARATION OF VALUE

Recording Date 6/17/97 Book 308 Page 560 Instrument # 166931

Full Value of Property Interest Conveyed	\$ <u>5,500.00</u>
Less Assumed Liens & Encumbrances	-
Taxable Value (NRS 375.010, Section 3)	\$ <u>5,500.00</u>
Real Property Transfer Tax Due	\$ <u>7.15</u>

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

1/2 interest - Spouse to Spouse

() Escrow Holder only. Check if Real Property Transfer Tax is to be deferred under NRS 375.030, Section 2.

INDIVIDUAL	ESCROW HOLDER
Under penalty of perjury, I hereby declare that the above statements are correct.	
Signature of Declarant	Signature of Declarant
Name (Please Print)	Marian Jenkins
Address	Name (Please Print)
City	Escrow Number
State	FIRST AMERICAN TITLE COMPANY OF NEVADA
Zip	Firm Name
	P.O. Box 1048
	Address
	City
	State
	Zip

Tax paid for the above transfer on 6/17, 1997 per NRS 375.030, Section 2.

Signature of Recorder or Representative
Sharon Stewart, Deputy