

# Grant, Bargain, and Sale Deed

THIS INDENTURE WITNESS That Clarrisse E. Herrera and R.C. Herrera

(hereinafter called "GRANTOR(S)") in consideration of \$ 10.00 and no/100-----, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to: James P. Iturralde and Robert J. Iturralde, as Tenants In Common all that real property situate in the City of State of Nevada

(Set forth legal description AND commonly known street address if known)

SEE ATTACHED ADDENDUM "A"

ASSASSORS PARCEL NO. 07-340-20

Together with all and singular hereditament and appurtenances therunto belonging or in any way appertaining to. IN WITNESS WHEREOF, I/We have herunto set my hand/our hands this 28<sup>th</sup> day of August, 19 97

(Signature) Clarrisse E. Herrera  
 (Signature) Robert J. Iturralde

(Print or type name here) Clarrisse E. Herrera  
 (Print or type name here) R.C. Herrera

STATE OF Nevada  
 }  
 } ss.  
 } COUNTY OF Eureka

On this 28<sup>th</sup> day of August, 19 97 personally appeared before me, a Notary Public,

Clarrisse E. Herrera  
R.C. Herrera

personally known to me to be the person whose name(s) is subscribed to the above instrument who acknowledged that he executed the instrument

Clarrisse E. Herrera  
 NOTARY PUBLIC

BARBARA BAILEY  
 Notary Public - State of Nevada  
 Appointment Recorded in Eureka County  
 MY APPOINTMENT EXPIRES OCT. 11, 1997

Nevada Legal Forms, Inc. (702) 870-8977 • Deed, Grant, Bargain, Sale • DED 106-G  
 Consult an attorney if you doubt this forms fitness for your purpose.  
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SPACE BELOW THIS LINE FOR RECORDERS USE ONLY

RECORDING REQUESTED BY AND MAIL TO  
 NAME James P. & Robert J. Iturralde  
 ADDRESS P.O. Box 26  
 CITY/ST/ZIP Eureka, NV 89316  
 If applicable mail tax statements to

ADDENDUM "A"

DESCRIPTION OF LAND  
WITHIN LOT 11 (SW1/4NE1/4), SECTION 30,  
TOWNSHIP 20 NORTH, RANGE 53 EAST M.D.B.&M.,  
EUREKA COUNTY, NEVADA

A parcel of land located within Lot 11 (SW1/4NE1/4) of Section 30, Township 20 North, Range 53 East, M.D.B.&M., Eureka County, Nevada containing 14.40 acres, more or less, and being further described as follows:

Commencing at the N1/4 corner of Section 30, T.20N., R.53E., M.D.B.&M.;

THENCE S. 0°37'23"W. along the N-S 1/4 section line of said Section 30 for a distance of 2,651.68 feet to the center 1/4 corner of said Section 30, Corner No. 1, the true point of beginning of this description;

THENCE 89°24'07"E. along the south boundary of Lot 11 of said Section 30 for a distance of 1,388.83 feet to the SE corner of Lot 11, Corner No. 2 of this description;

THENCE N. 0°30'04" E. along the east boundary of Lot 11 of said Section 30, for a distance of 193.08 feet to a point on the southerly right-of-way line of U.S. Highway 50, Corner No. 3 of this description;

THENCE N. 70°00'02" W. along the southerly right-of-way line of U.S. Highway 50 for a distance of 1,471.44 feet to a point on the N-S 1/4 section line of said Section 30, Corner No. 4 of this description;

THENCE S. 0°37'23" W. along the N-S 1/4 section line of said Section 30 for a distance of 710.86 feet to Corner No. 1, the true point of beginning of this description containing 14.40 acres, more or less. As per Record of Survey, Boundary Line Adjustment Map filed in the office of the Eureka County, Nevada Recorder's Office as File No. 167902.

Excepting and Reserving to the United States:

1. A right-of-way for ditches and canals constructed by the authority of the United States. Act of August 30, 1890 (43 U.S.G. 945).
2. All the oil and gas mineral deposits in the lands pursuant to the Act of October 21, 1976 (43 U.S.C. 1719) as shown on Pat. 27-97-0005.

COPY

168155

EUREKA COUNTY NEVADA  
M.M. REBALZATI, RECORDER  
FILE NO. FEE \$9.00

97 AUG 28 AM 8:40

RECORDED AT THE REQUEST OF  
*James Schumaker*

BOOK 311 PAGE 502

DECLARATION OF VALUE  
Esuka  
 COUNTY, NEVADA

Recording Date 8/28/97 Book 311 Page 502 Instrument # 168155

Full Value of Property Interest Conveyed

Less Assumed Liens & Encumbrances

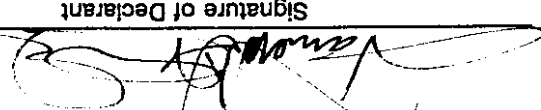
Taxable Value (NRS 375.010, Section 4)

Real Property Transfer Tax Due

\$ \_\_\_\_\_  
 \$ 28,800.00  
 \$ 377.00

If exempt, state reason. NRS 375.090, Section 3. Explain: \_\_\_\_\_

Escrow Holder only: Check if Real Property Transfer Tax is to be deferred under NRS 375.030, Section 3.

INDIVIDUAL	ESCROW HOLDER
Under penalty of perjury, I hereby declare that the above statements are correct.	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.
	
Signature of Declarant	Signature of Declarant
<u>JAMES P. TURRA</u>	
Name (Please Print)	Name (Please Print)
<u>P.O. Box 26</u>	
Address	Address
<u>Esuka, NV</u>	
City	City
<u>89316</u>	
Zip	Zip
	Firm Name
	Address
	State
	City

• Tax paid for the above transfer per NRS 375.030 Sec. 3 on 81,819.7