

43991888
KITS # 3.90

169935

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made and entered into as of the 12 day of *March*, 1998, by and between **RICHARD W. RODEMAN**, a single man, of Elko, Nevada, party of the first part, and **RICHARD W. RODEMAN**, a single man, and **KIMBERLI A. ALLEN**, a single woman, as joint tenants, whose address is P.O. Box 251, Eureka, Nevada 89316, parties of the second part,

WITNESSETH:

That the said party of the first part, 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 consideration to him in hand paid by the said second parties, receipt whereof is hereby acknowledged, does by these presents grant, bargain, sell and convey unto the said second parties, and to their successors and assigns, forever, all that certain real property situate in the County of Eureka, State of Nevada, more particularly described as follows, to-wit:

Lot B of Parcel No. 2, as shown on that certain parcel map for **RICHARD and CINDY VAN VLIET**, filed in the Office of the County Recorder of Eureka County, Nevada, on April 6, 1989, as File No. 126925, located in a portion of Lot 11, Section 28, Township 20 North, Range 53 East, M.D.B.&M.

EXCEPTING THEREFROM all the oil and gas lying in and under said land, as reserved by the United States of America, in patent recorded December 30, 1965, in Book 9, Page 422, Official Records of Eureka County, Nevada.

FURTHER EXCEPTING THEREFROM 1/2 of all mineral rights, oil or gas lying in and under said land as reserved by **EDWIN C. BISHOP and LETA B. BISHOP**, his wife, in Deed recorded August 23, 1978, in Book 65, Page 317, Official Records, Eureka County, Nevada.

TOGETHER with any and all buildings and improvements situate thereon.

TOGETHER with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

SUBJECT to any and all exceptions, reservations, restrictions, restrictive covenants, assessments, easements, rights and rights of way of record.

BOOK 3 | 8 PAGE 434

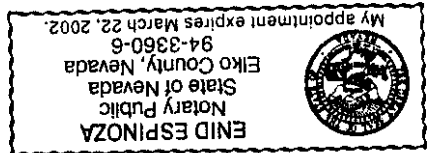
TO HAVE AND TO HOLD the said premises, together with the appurtenances unto the said parties of the second part, and to their heirs, successors and assigns forever.

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

RICHARD W. RODEMAN

STATE OF NEVADA)
COUNTY OF ELKO)
: ss.
On March 13, 1998, personally appeared before me,

a Notary Public, **RICHARD W. RODEMAN**, 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.



Assessor's Parcel No.: 007-380-47

Grantees' Address: P.O. Box 251

Eureka, Nevada 89316

BOOK 318 PAGE 434
OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
First American Title
98 MAR 26 PM 1:07
EUREKA COUNTY NEVADA
FILE NO.
FEE \$8.00

169935

BOOK 318 PAGE 435

DECLARATION OF VALUE

Recording Date 3/26/98 Book 318 Page 434 Instrument No. 169935

Full Value of Property Interest Conveyed \$ 6,000.00
Less Assumed Liens & Encumbrances \$ 0
Taxable Value (NRS 375.010, Section 2) \$ 6,000.00
Real Property Transfer Tax Due \$ 3.90

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

APN# 007-380-47

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 <i>Mark Espinoza</i>	
Name (Please Print)		Name (Please Print) <i>429912</i>	
Address		Escrow Number	
City State Zip		Firm Name	
		331 7TH STREET	
		Address	
		ELKO NV 89801	
		City State Zip	
ELKO COUNTY RECORDER USE ONLY:			
Tax paid for the above transfer on <u>3/26</u> , 19 <u>98</u> , per NRS 375.030, Section 3.			
Signature of Recorder or Authorized Representative <i>Sharon Stewart, Deputy Recorder</i>			