

Trustee's Deed

This Deed, made the 7th day of April, 1998, between Judge Merlyn H. Hoyt

Judge of the Seventh District Court of the State of Nevada in and for the County of Eureka, and by virtue thereof trustee of Eureka Town Site, the party of the first part, and Jerry & Tammy Edwards as joint tenants with full right of survivorship P.O. Box 15 Eureka, NV 89316

the party of the second part,

Witnesseth:

Whereas, the said trustee, by virtue of the authority vested in him by the deed of trust hereinafter mentioned as trustee for the occupants of the Town Site of Eureka, and pursuant to the provisions of Section 2387 and 2389 of the Revised Statutes of the United States, and of an act of the Legislature of the State of Nevada entitled: "An Act prescribing rules and regulations for the execution of the trust arising under the Act of Congress entitled 'An Act for the relief of the inhabitants of cities and towns upon the public lands, approved March 2, 1867,' Approved February 20, 1869," did grant and convey unto said party of the second part, in accordance with the law hereinaabove mentioned, a certain tract of land situate, lying and being in the Town Site of Eureka, County of Eureka, State of Nevada, and as the same is delineated upon the official plat of the survey of said Town Site, which is now on file in the Bureau of Land Management, Washington, D. C., all of which said lands was conveyed by the United States of America to the said W. R. Reynolds, in trust, by patent No. 1122995, bearing date December 1, 1947, and which is recorded in book 23 of deeds, at page 226, records of Eureka County, State of Nevada, and which said tract of land hereinafter described in a portion of the lands described in the Patent hereinaabove described, and which said land is more particularly described as follows:

Lot 5, Block A Ruby Hill Estates Map File #93941

RESERVING, THEREFROM, a five foot easement for ingress and egress to existing abandoned county well on subject property, including a ten foot circumference around said well.

NOW THEREFORE, in consideration of the sum of \$ 7,500.00 to me in hand paid by the

said party of the second part, the receipt whereof is hereby acknowledged, the said Judge Merlyn H.

Hoyt as said trustee, does by these presents grant and convey in fee simple, subject to the

reservations hereinafter mentioned, unto the said party of the second part, his heirs and assigns, the tract of land

hereinaabove described.

TO HAVE AND TO HOLD the said tract of land with the appurtenances thereof, unto the said party

of the second part, and to his heirs, successors, and assigns forever, subject to any vested and accrued water right

for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs used in connection

with such water rights, as may be recognized and acknowledged by the local customs, laws, and decisions of courts.

And there is hereby reserved from the lands hereby granted a right-of-way thereon for ditches and canals constructed

by the authority of the United States. Excepting and reserving, however, to the United States, pursuant to the

provisions of an Act of August 1, 1946, (60 Stat. 755), all uranium, thorium, or any other material which is or

may be determined to be peculiarly essential to the production of fissionable materials, whether or not of commercial

value, together with the right of the United States through its authorized agents or representatives at any time

to enter upon the land and prospect for, mine and remove the same.

IN WITNESS WHEREOF the said party of the first part, as such trustee, has hereunto set his hand the

day and year first above written.

State of Nevada,

County of Eureka,

On this 7th day of

ss.

*[Signature]*

, 19 98, personally appeared before me,

Joan Shangle

Clerk of the seventh Judicial District Court of the State of Nevada in and for

Merlyn H. Hoyt

Eureka County, Judge, known to me to be the trustee of the Eureka Town Site,

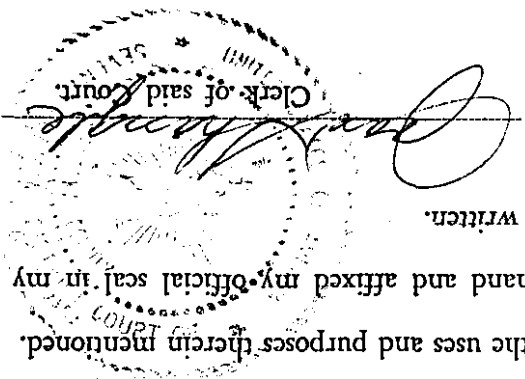
and to be the person described in and who executed the foregoing instrument and who acknowledged to me that

he executed the same freely and voluntarily as such trustee for the uses and purposes therein mentioned.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal in my office in

Eureka, Nevada, the day and year in this certificate first above written.

01-143-01



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OFFICIAL RECORDS

RECORDED AT THE REQUEST OF

Eureka County

98 APR -7 PM 1:42

EUREKA COUNTY NEVADA

FILE NO.

170003