

JOINT TENANCY GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made the 25th day of June, 1998,

by and between E. LARRY POTTER and PHYLLIS M. POTTER, also known as PHYLLIS M. POTTER, husband and wife, parties of the first part and hereinafter referred to as "Grantors", and ALBERT L. SNOWDEN and JOY D. SNOWDEN, husband and wife, 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 Grantors, 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, do 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 4 of Parcel "A" as shown on that certain parcel map for EARL RASMUSSEN, filed in the Office of the County Recorder of Eureka County, Nevada, on October 8, 1981, as File Number 82265, located in a portion of the E1/2 of Section 17, Township 20 North, Range 53 East, M.D.B. & M.

EXCEPTING THEREFROM all the oil and gas in and under said land, reserved by the United States of America in Patent, recorded April 15, 1966, in Book 10, Page 331, Official Records, Eureka County, Nevada.

TOGETHER WITH all water, water rights, rights to the use of water, dams, ditches, canals, pipelines, reservoirs, wells, pumps, pumping stations, and all other means for the diversion or use of water appurtenant to the said land or any part thereof, for irrigation, stockwatering, domestic or any other use.

TOGETHER WITH ALL AND SINGULAR, the tenements,

hereditaments and appurtenances thereunto belonging and in anywise appertaining, and the reversion and reversions, remainder and

LAW OFFICES
GARY D. FAIRMAN
A PROFESSIONAL CORPORATION
482 FIFTH STREET - P.O. BOX 8
ELY, NEVADA 89301
(702) 289-4422

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remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD, ALL AND SINGULAR, the said premises

together with the apurtenances, unto the said Grantees, as joint

tenants and not as tenants in common, and to the heirs of the

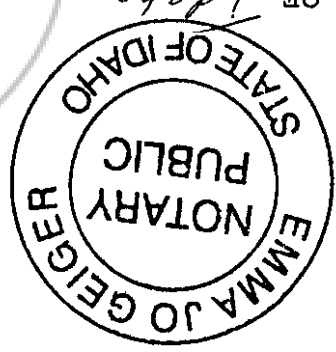
survivor of them, forever.

IN WITNESS WHEREOF, the said Grantors have hereunto set

their hands the day and year first above written.

E. LARRY POTTER
C. Larry Potter

PHYLIS M. POTTER, also known as
PHYLIS M. POTTER



STATE OF Idaho
COUNTY OF Gooding
)
) ss.
)

On June 8, 1998, personally appeared before me, a Notary Public, E. LARRY POTTER and PHYLIS M. POTTER, also known as PHYLIS M. POTTER, personally known or proved to me to be the persons whose names are subscribed to the above instrument who acknowledged that they executed the instrument.

NOTARY PUBLIC

my commission expires 7-7-2003

PARCEL NO. 7-396-01

GRANTEE'S ADDRESS:

P.O. Box 316

Eureka, Nevada 89316

BOOK 319 PAGE 440
OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
Stewart Title Co
98 JUN 25 AM 11:19
EUREKA COUNTY NEVADA
M.N. REBAL EATL. RECORDER
FILE NO. FEES \$8.00

170223

BOOK 8 | 9 PAGE 4 |

DECLARATION OF VALUE

Recording Date 6/25/98 Book 319 Page 440 Instrument 170223

Full Value of Property Interest Conveyed	\$ 39,044.04
Less Assumed Liens & Encumbrances	- 34,044.04
Taxable Value (MRS 375.010, Section 2)	\$ 5,000.00
Real Property Transfer Tax Due	\$ 6.50

If exempt, state reason. MRS 375.090, Section

Explain: _____

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
Name (Please Print)	Name (Please Print)
Address	Address
City	City
State	State
Zip	Zip

Escrow Number	Firm Name	Address	City	State	Zip
98260037	Stewart Little	P.O. Box 276	Clayton	NY	89301

MTC 6/22/93