

D E E D

THIS INDENTURE, made this 4th day of September, 1998, by

and between CHEYENNE LAND & LIVESTOCK COMPANY, INC., a Nevada corpo-

ration, party of the first part, and SALVATORE GRASSO and BETTY ANN

GRASSO, husband and wife, parties of the second part;

W I T N E S S E T H:

That the party of the first part, for good and valuable

consideration, to it in hand paid by the parties of the second part,

the receipt whereof is hereby acknowledged, does by these presents

grant, bargain and sell unto the parties of the second part, as joint

tenants with right of survivorship, and not as tenants in common, and

to the survivor of them, and to their assigns, and to the heirs,

executors, administrators and assigns of the survivor, forever, all

that certain property situate in the County of Eureka, State of

Nevada, more particularly described as follows:

Parcel C as shown on that certain Parcel Map for SALVATORE and BETTY ANN GRASSO filed in the Office of the County Recorder of Eureka County, State of Nevada, on September 19, 1986, as File No. 104804, being a portion of Lot 4 of Lot 3 of Parcel "A" of Large Division Map, E $\frac{1}{2}$ Section 17, Township 20 North, Range 53 East, MDB&M.

Parcels B and C as shown on that certain Parcel Map for MARVIN and CECILIE LEE filed in the Office of the County Recorder of Eureka County, State of Nevada, on November 24, 1987, as File No. 114555, being a portion of Lot 3 of Parcel "B" of Large Division Map, E $\frac{1}{2}$ Section 17, Township 20 North, Range 53 East, MDB&M.

ROSS P. EARDLEY
ATTORNEY AT LAW
469 IDAHO STREET
ELKO, NEVADA 89801
TELEPHONE (702) 738-4046 - FAX (702) 738-6286

BOOK 821 PAGE 87

25

98012142

Parcels E and H as shown on that certain Parcel Map for SALVATORE and BETTY ANN GRASSO filed in the Office of the County Recorder of Eureka County, State of Nevada, on August 19, 1988, as File No. 120754, being a portion of Parcel "D" of Parcel Map, Document No. 114555, E $\frac{1}{2}$ Section 17, Township 20 North, Range 53 East, MDB&M.

TOGETHER with any and all buildings and improvements situate thereon.

TOGETHER with any and all gas, oil and mineral rights on said property heretofore owned by the first party. SUBJECT to all exceptions, reservations, restrictions, restrictive covenants, assessments, easements, rights and rights of way of record.

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

TO HAVE AND TO HOLD said premises, together with the appur-

tenances, unto the parties of the second part, as joint tenants with right of survivorship, and not as tenants in common, and to their assigns, and to the heirs, executors, administrators and assigns of the survivor, forever.

This Deed is intended to be and is an absolute conveyance of the title to said premises to the second parties named herein and is not intended as a mortgage, trust conveyance or security of any kind; that it is the intention of said corporation as grantor in this Deed and by this Deed said corporation does convey to the second parties herein all of its right, title and interest absolutely in and to said premises; that possession of said premises has been surrendered to the second parties.

This Deed is not given as a preference against any other creditors of the first party, and there is no other person or per-

sons, firms or corporations, other than the second parties herein named interested, either directly or indirectly, in said premises; that there are no other creditors whose rights would be prejudiced by such conveyance, and that first party is not obligated upon any bond or other mortgage whereby any lien has been created or exists against the premises described in this Deed.

That in the execution and delivery of this Deed, said corporation is not acting under any misapprehension as to the effects thereof, and acts freely and voluntarily, and is not acting under coercion or duress; that the consideration for this Deed is the full satisfaction of all debts, obligations, costs and charges secured by that certain Deed of Trust heretofore existing on said property, executed by Cheyenne Land & Livestock Company, Inc., a Nevada corporation, as Grantor, to Stewart Title of Northeastern Nevada, a Nevada corporation, Trustee, and in favor of Salvatore Grasso and Betty Ann Grasso, husband and wife, as Beneficiaries, which Deed of Trust is dated July 11, 1996, and was recorded in the Office of the Eureka County Recorder, Eureka, Nevada, on July 11, 1996, in Book 297, Official Records, Page 528, File No. 163398; that in making this Deed said corporation, and its officers, believe that the aforesaid consideration therefor represents the fair market value of the property so deeded.

First party declares that this conveyance is freely and fairly made, and that there are no agreements, oral or written, other than this Deed between first party and second party with respect to said property.

IN WITNESS WHEREOF, the party of the first part has hereunto set its hand the day and year first above written.

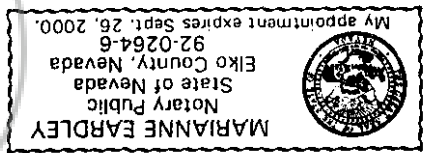
CHEYENNE LAND & LIVESTOCK COMPANY, INC., a Nevada corporation

By JOHN A. GOURLEY, President

STATE OF NEVADA)
: SS.)
COUNTY OF ELKO)

This instrument was acknowledged before me on September 4,

1998, by JOHN A. GOURLEY, as President of CHEYENNE LAND & LIVESTOCK COMPANY, INC., a Nevada corporation.



Marianne Eardley
NOTARY PUBLIC

Grantees' Address:

PO Box 2025
Minden NV 89423

APN 7-396-16 (Parcel C - Grasso Map)
7-395-06 (Parcel B - Lee Map)
7-395-07 (Parcel C - Lee Map)
7-395-13 (Parcel E - Grasso Map)
7-395-15 (Parcel H - Grasso Map)

BOOK 321 PAGE 087
OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
98 SEP 10 PM 3:57
EUREKA COUNTY NEVADA
M.N. REBALVALI, RECORDER
FILE NO. FEES \$10.00

170593

BOOK 321 PAGE 090

DECLARATION OF VALUE

Recording Date 9-10-98 Book 321 Page 87 Instrument # 170593

Full Value of Property Interest Conveyed

45000.00

Less Assumed Liens & Encumbrances

44597.12

Taxable Value (NRS 375.010, Section 2)

402.88

Real Property Transfer Tax Due

.65

If exempt, state reason. NRS 375.090, Section

Explain

APN#:

<p>INDIVIDUAL</p> <p>Under penalty of perjury, I hereby declare that the above statements are correct.</p> <p><i>Earl Rasmussen</i> Signature of Declarant</p> <p>EARL RASMUSSEN Name (Please Print)</p> <p>P.O. BOX 112 Address</p> <p>EUREKA, NV. 89316 City State Zip</p>	<p>ESCROW HOLDER</p> <p>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.</p> <p>Signature of Declarant</p> <p>Name (Please Print) --</p> <p>Escrow Number</p> <p>Firm Name</p> <p>Address</p> <p>City State Zip</p>
--	--