

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made and entered into this 24 day of September, 1998, by and between **WILLIAM E. ROUSE**, who acquired title as **WILBUR E. ROUSE** and **BARBARA J. ROUSE**, husband and wife of Bonanza, Oregon, Grantors; and **WILLIAM W. RIGGS** and **LURREE G. RIGGS**, husband and wife as joint tenants with right of survivorship, whose address is P.O. Box 613, Eureka, Nevada, 89316, Grantees;

WITNESSETH:

That the Grantors, for and in consideration of the sum of TEN DOLLARS (\$10.00), lawful money of the United States of America, to them in hand paid by the Grantees, and other good and valuable consideration, the receipt whereof is hereby acknowledged, do by these presents grant, bargain, sell and convey unto the said Grantees, as joint tenants with right of survivorship, and to their assigns, and the heirs, executors, administrators, successors and assigns of the survivor, forever, all of the Grantors' right, title and interest in that certain lot, piece, or parcel of land situate, lying and being in the County of Eureka, State of Nevada, and more particularly described as follows:

TOWNSHIP 21 NORTH, RANGE 53 EAST, M.D.B.&M.

Section 7: Lots 7 and 8; E1/2SW1/4; SE1/4

EXCEPTING THEREFROM all the oil and gas in the land so patented, as reserved by the **UNITED STATES OF AMERICA** in patent recorded April 12, 1965, in Book 7, Official Records, Eureka County, Nevada.

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

TOGETHER WITH all buildings and improvements situate thereon.

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

TOGETHER WITH water rights appurtenant to the real property, including but not limited to all appurtenant water rights described as follows:

- a. Rights delineated in Certificate 12193 issued by the Nevada State Engineer;
- b. Rights delineated in Certificate 6870 issued by the Nevada State Engineer;

GOICOECHEA & DI GRAZIA, LTD.
ATTORNEYS AT LAW
530 IDAHO STREET - P.O. BOX 1356
ELKO, NEVADA 89801
(702) 738-8091

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- c. Rights delineated in Certificate 12206 issued by the Nevada State Engineer;
- d. Rights delineated in Certificate 12207 issued by the Nevada State Engineer;
- e. Rights delineated in Certificate 12194 issued by the Nevada State Engineer;

TO HAVE AND TO HOLD the said premises unto the said Grantees, as joint tenants with right of survivorship and not as tenants in common, and to their assigns, and the heirs, executors, administrators, successors and assigns of the survivor, forever.

IN WITNESS WHEREOF, the said Grantors have executed this Deed the day and year first hereinabove written.

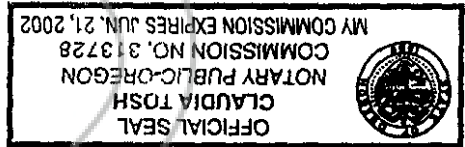
GRANTORS:

William E. Rouse
 William E. Rouse, who acquired title as WILBUR E. ROUSE

Barbara J. Rouse
 BARBARA J. ROUSE

STATE OF Oregon
)
) ss: Klamath
)
) COUNTY OF

This instrument was acknowledged before me on September 24, 1998, by WILLIAM E. ROUSE and BARBARA J. ROUSE, husband and wife.



Wendie J. [Signature]
 NOTARY PUBLIC
 My Commission Expires: 6-21-2002

Grantees' Address:
 P.O. Box 613
 Eureka, NV 89316
 APN: 7-200-12

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170707

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 OFFICIAL RECORDS
 RECORDED AT THE REQUEST OF
Stewart Title Co.
 98 OCT -1 PM 1:09
 EUREKA COUNTY NEVADA
 M.N. REBALAATI, RECORDER
 FEES \$ 8.00
 FILE NO.

DECLARATION OF VALUE

Recording Date 10/1/98 Book 321 Page 433 Instrument # 170707

· Full Value of Property Interest Conveyed

\$ 135,000

Less Assumed Liens & Encumbrances

Taxable Value (NRS 375.010, Section 2)

\$ _____

Real Property Transfer Tax Due

\$ 175.50

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

APN#: 7-200-12

<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 <u><i>Phyllis Peterson</i></u></p> <p>Name (Please Print) <u>Phyllis Peterson</u></p> <p>Escrow Number <u>98211674 (Zu Co)</u></p> <p>Firm Name <u>STEWART TITLE OF NORTHEASTERN NEVADA</u></p> <p>Address <u>810 Idaho St.</u></p> <p>City <u>Elko, NV 89801</u> State _____ Zip _____</p>	<p>INDIVIDUAL</p> <p>Under penalty of perjury, I hereby declare that the above statements are correct.</p> <p>Signature of Declarant _____</p> <p>Name (Please Print) _____</p> <p>Address _____</p> <p>City _____ State _____ Zip _____</p>
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