

R.P.T.T. \$0.00

170857

ESCROW NO. 98212116

APN # 7-370-40

## GRANT, BARGAIN and SALE DEED

THIS INDENTURE WITNESSETH: That **Teresa A. Peck**, a married woman, spouse of **Grantee herein**

in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to **Sean Peck, a married man as his sole and separate property**

and to the heirs and assigns of such Grantee forever, all that real property situated in the **unincorporated area** County of **Eureka** State of Nevada, bounded and described as follows:  
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR LEGAL DESCRIPTION OF SUBJECT PROPERTY...

IT IS THE EXPRESS INTENT OF THE GRANTOR, BEING THE SPOUSE OF THE GRANTEE, TO CONVEY ALL RIGHT, TITLE AND INTEREST OF THE GRANTOR, COMMUNITY OR OTHERWISE, IN AND TO THE HEREIN DESCRIBED PROPERTY TO THE GRANTEE AS GRANTEE'S SOLE AND SEPARATE PROPERTY.

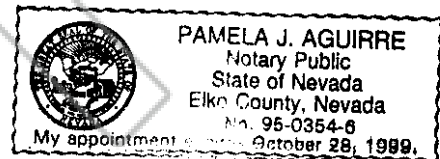
Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

DATE: **September 16, 1998**

*Teresa A. Peck*  
Teresa A. Peck

98212116

STATE OF Nevada }  
COUNTY OF Elko } ss.



This instrument was acknowledged before me on 10-9-98  
by, Teresa A. Peck

(This area above for official notarial seal)

Signature *[Signature]*  
Notary Public

RECORDING REQUESTED BY:

**STEWART TITLE COMPANY**

WHEN RECORDED MAIL TO:

**Sean B. Peck**  
568 Morse Lane  
Elko, NV 89801

MAIL TAX STATEMENTS TO:

**SAME**

BOOK 322 PAGE 078

(EXHIBIT "A")

### LEGAL DESCRIPTION

The land referred to herein is situated in the State of Nevada, County of Eureka, Town of Eureka described as follows:

Lot 3, as shown on that certain Parcel Map for RUBY HILL RANCH, LLC. filed in the office of the County Recorder of Eureka County, State of Nevada, on December 19, 1997, as File No. 169298, being a portion of Lot 4, Section 21, 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 September 21, 1964, in Book 5, Page 582, File No. 40307, Official Records of Eureka County, Nevada. *ja*

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

FURTHER EXCEPTING THEREFROM an undivided twenty-five (25%) in and to all minerals of every kind, nature and description lying in and under said land as conveyed to IVAN L. SMART by deed recorded May 2, 1994 in Book 268, Page 463 and re-recorded May 5, 1994 in Book 269, Page 12, Official Records, Eureka County, Nevada.

BOOK 322 PAGE 78  
OFFICIAL RECORDS  
RECORDED AT THE REQUEST OF  
*Stewart Title*  
98 OCT 20 PM 2:28  
EUREKA COUNTY NEVADA  
M.N. REBALEATI, RECORDER  
FILE NO. FEES \$8.00

170857

SCHEDULE A  
CLTA PRELIMINARY REPORT  
(7/88)

BOOK 322 PAGE 79

STEWART TITLE  
Guaranty Company

DECLARATION OF VALUE

Recording Date \_\_\_\_\_ Book \_\_\_\_\_ Page \_\_\_\_\_ Instrument # \_\_\_\_\_

Full Value of Property Interest Conveyed \$ \_\_\_\_\_

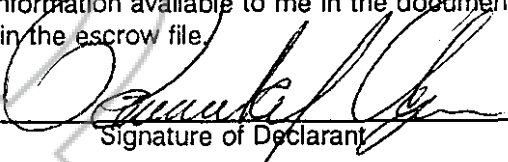
Less Assumed Liens & Encumbrances - \_\_\_\_\_

Taxable Value (NRS 375.010, Section 2) \$ \_\_\_\_\_

Real Property Transfer Tax Due \$ 0

If exempt, state reason. NRS 375.090, Section Spouse to Spouse . Explain:

APN#: 7-370-40

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)	Pamela J. Aguirre
Address	Name (Please Print)
City State Zip	<u>98212116</u> Escrow Number
	Stewart Title of Northeastern Nevada
	Firm Name
	810 IDAHO STREET
	Address
	Elko, Nevada 89801
	City State Zip