

DEED OF COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP

THIS INDENTURE, made the 20<sup>th</sup> day of OCT., 1998, by and between JACK L. EMERY and THEONE EMERY, husband and wife, parties of the first part and hereinafter referred to as "Grantors", and MICHAEL A. MEARS and HEATHER MEARS, husband and wife, as community property with 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, as community property 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 3 and 4 of Block 1 Eureka Townsite.

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

TO HAVE AND TO HOLD, ALL AND SINGULAR, the said premises together with the appurtenances, unto the said Grantees, as community property and to the survivor of them and to the heirs of such survivor, forever.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands the day and year first above written.

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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STATE OF CALIFORNIA )  
COUNTY OF SACRAMENTO ) SS.

On this 20 day of OCTOBER, 1998,  
personally appeared before me, a Notary Public in and for said  
County and State, JACK L. EMERY and THEONE EMERY, known to me to be  
the persons described in and who executed the foregoing Deed of  
Community Property with Right of Survivorship, who acknowledged  
that they executed the same freely and voluntarily and for the uses  
and purposes therein mentioned.

Candace E. Roden  
NOTARY PUBLIC

PARCEL NO. 01-133-06  
GRANTEE'S ADDRESS:  
P.O. Box 816  
Eureka, Nevada 89316



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BOOK 322 PAGE 579  
OFFICIAL RECORDS  
RECORDED AT THE REQUEST OF  
Jack L. Emery

**DECLARATION OF VALUE**  
Eureka COUNTY, NEVADA

Recording Date 10/26/98 Book 322 Page 579 Instrument # 120919

Full Value of Property Interest Conveyed	\$ <u>30,000</u>
Less Assumed Liens & Encumbrances	.. _____
Taxable Value (NRS 375.010, Section 4)	\$ _____
Real Property Transfer Tax Due	\$ <u>39.00</u>

If exempt, state reason. NRS 375.090, Section \_\_\_\_\_ Explain:

Escrow Holder only: Check if Real Property Transfer Tax is to be deferred under NRS 375.030, Section 3.

INDIVIDUAL	ESCROW HOLDER
<p>Under penalty of perjury, I hereby declare that the above statements are correct.</p> <p align="center"><u>[Signature]</u> Signature of Declarant</p> <p align="center"><u>J. G. REITH</u> Name (Please Print)</p> <p align="center"><u>51 N PAUL P.O. BOX 415</u> Address</p> <p align="center"><u>EUREKA, NV 89310</u> City State Zip</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 align="center">_____ Signature of Declarant</p> <p align="center">_____ Name (Please Print)</p> <p align="center">_____ Escrow Number</p> <p align="center">_____ Firm Name</p> <p align="center">_____ Address</p> <p align="center">_____ City State Zip</p>

• Tax paid for the above transfer per NRS 375.030 Sec. 3 on 10/26/98