

170963

**GRANT, BARGAIN AND SALE DEED**

THIS INDENTURE, made and entered into this 3rd day of Nov., 1998, by and between JAMES HALE BAILEY and D. BORTFELD BAILEY, husband and wife of Prineville, Oregon, Grantors; and THOMAS J. TOMERA and PATSY S. TOMERA, husband and wife as joint tenants with right of survivorship, whose address is HC 65-11, Carlin, Nevada 89822, Grantees;

**W I T N E S S E T H:**

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 the heirs, executors, administrators, successors and assigns of the survivor, forever, 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 30 NORTH, RANGE 52 EAST, M.D.B.&M.

Section 21: E1/2; E1/2SW1/4;

EXCEPTING THEREFROM all petroleum, oil, natural gas, and products derived therefrom, within or underlying said land or that may be produced therefrom, as reserved by SOUTHERN PACIFIC LAND COMPANY, in Deed recorded March 9, 1950, in Book 24, Page 42, Deed Records, Eureka County, Nevada.

FURTHER EXCEPTING THEREFROM an undivided one-half interest in and to any and all other mineral rights in said lands as reserved by OSCAR RUDNICK, SAM RUDNICK and FILBERT ETCHEVERRY, a Co-Partnership, doing business under the firm name and style of EUREKA LIVESTOCK COMPANY, et al, in Deed recorded May 1, 1957, in Book 25, Page 134, Deed Records, Eureka County, Nevada.

GRANTORS FURTHER RESERVE THEREFROM an undivided one-fourth interest in and to any and all mineral rights in said lands owned by Grantors herein.

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

GOICOECHEA & DI GRAZIA, LTD.  
ATTORNEYS AT LAW  
530 IDAHO STREET - P.O. BOX 1358  
ELKO, NEVADA 89801  
(702) 738-8091

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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 all the Grantors' rights, title and interest in Nevada State Water Permit #61838 and to all water, water rights or rights to use water which are associated therewith.

TO HAVE AND TO HOLD the said premises unto the said Grantees, as joint tenants with right of survivorship, and to the heirs, executors, administrators, successors and assigns of the survivor, forever.

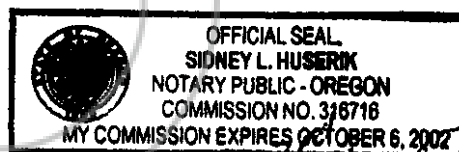
IN WITNESS WHEREOF, the said Grantors have executed this Deed the day and year first hereinabove written.

GRANTORS:

James Hale Bailey  
JAMES HALE BAILEY

D. Bortfeld Bailey  
D. BORTFELD BAILEY

STATE OF Oregon )  
COUNTY OF Crook ) ss:



This instrument was acknowledged before me on the 3 day of November 1998, by JAMES HALE BAILEY and D. BORTFELD BAILEY, husband and wife.

Sidney L. Huserik  
NOTARY PUBLIC  
My Commission Expires: 10-6-2002

Grantees' Address:  
NC 65-11  
Carlin, NV 89822

APN: 5-390-02

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OFFICIAL RECORDS  
RECORDED AT THE REQUEST OF  
*Stewart Little*  
98 NOV -6 AM 11:53

EUREKA COUNTY NEVADA  
M.N. REBALEATI, RECORDER  
FILE NO. FEES 9.00

170963

COPY

# DECLARATION OF VALUE

Recording Date 11-5-8 Book 323 Page 294 Instrument # 170963

Full Value of Property Interest Conveyed

\$ 69,326.25

Less Assumed Liens & Encumbrances

-

Taxable Value (NRS 375.010, Section 2)

\$

Real Property Transfer Tax Due

\$ 91.00

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

APN#:

## INDIVIDUAL

Under penalty of perjury, I hereby declare that the above statements are correct.

Signature of Declarant

Name (Please Print)

Address

City

State

Zip

## ESCROW HOLDER

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

Phyllis Peterson

Name (Please Print)

98232493

Escrow Number

STEWART TITLE OF NORTHEASTERN NEVADA

Firm Name

810 Idaho St.

Address

Elko, NV 89801

City

State

Zip