

171085

D E E D

THIS INDENTURE, made this 2nd day of November, 1998, by and between SEAN PECK and TERESA A. PECK, husband and wife, parties of the first part, and SEAN PECK and TERESA A. PECK, husband and wife, parties of the second part;

W I T N E S S E T H:

That the parties of the first part, for good and valuable consideration, to them in hand paid by the parties of the second part, the receipt whereof is hereby acknowledged, do 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:

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, MDB&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.

FURTHER EXCEPTING THEREFROM one-half ( $\frac{1}{2}$ ) mineral rights, oil or gas owned by EDWIN C. BISHOP and LETA

-1-

ROSS P. EARDLEY  
ATTORNEY AT LAW  
469 IDAHO STREET  
ELKO, NEVADA 89801

TELEPHONE (702) 738-4046 - FAX (702) 738-6286

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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 percent (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.

TOGETHER with any and all improvements situate thereon.


TOGETHER with a certain 1996 Guerdon Mobile Home, 27' x 60', Model 4601, Serial No. GDBOID1696297A/B.

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 appurtenances, 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.

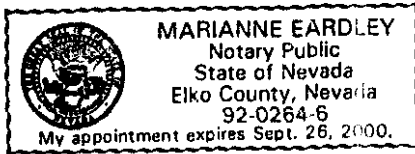
IN WITNESS WHEREOF, the parties of the first part have hereunto set their hands the day and year first above written.

  
SEAN PECK

  
TERESA A. PECK

STATE OF NEVADA)  
: SS.  
COUNTY OF ELKO )

This instrument was acknowledged before me on November 2,  
1998, by SEAN PECK and TERESA A. PECK.



  
NOTARY PUBLIC

Grantees' Address:  
P.O. Box 577  
Eureka, Nevada 89316

APN 07-430-05

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OFFICIAL RECORDS  
RECORDED AT THE REQUEST OF  
*Ross P. Eardley*  
98 NOV 18 PM 1:01  
EUREKA COUNTY NEVADA  
M.N. REBALEATI, RECORDER  
FILE NO. FEES \$9.00

171085

EUREKA COUNTY, NEVADA  
DECLARATION OF VALUE

Recording Date 11-18-98 Book 323 Page 245 Instrument# 171085

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

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

Taxable Value (NRS 375.010, Section 4) \$ \_\_\_\_\_

Real Property Transfer Tax Due \$ \_\_\_\_\_

If exempt, state reason, NRS 375.090, Section 6 -----, Explain:

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

INDIVIDUAL

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

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.

Ross P. Eardley  
Signature of Declarant

Ross P. Eardley

Name (Please Print)

469 Idaho Street

Address

Elko, Nevada, 89801

City

State

Zip

\_\_\_\_\_  
Signature of Declarant

\_\_\_\_\_  
Name (Please Print)

\_\_\_\_\_  
Escrow Number

\_\_\_\_\_  
Firm Name

\_\_\_\_\_  
Address

\_\_\_\_\_  
City

\_\_\_\_\_  
State

\_\_\_\_\_  
Zip

Tax paid for the above transfer on \_\_\_\_\_, 19\_\_\_\_, per NRS 375.030, Section 3.

\_\_\_\_\_  
Signature of Recorder or Representative