

171905

no term to.
David S.A. Stine
8175 S. Virginia St #850-357
Reno, NV 89511

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made and entered into as of the 8th day of ~~January~~ ^{February} 1999, by and between WILBUR E. BLACK and MARLENE BLACK, husband and wife, parties of the first part, and DAVID S.A. STINE and RAMONA WU STINE, husband and wife, as ~~joint tenants~~ ^{community property} with right of survivorship, parties of the second part;

W I T N E S S E T H:

That the said first parties, 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 consideration to them in hand paid by the said second parties, receipt whereof is hereby acknowledged, do by these presents grant, bargain, sell and convey ~~joint tenants~~ ^{community property} unto the said second parties, as ~~joint tenants~~ with right of survivorship and not as tenants in common, and to their assigns, and to the survivor of them, and to the heirs and assigns of the survivor, forever, all that certain real property situate in the County of Eureka, State of Nevada, and more particularly described as follows, to-wit:

TOWNSHIP 20 SOUTH, RANGE 53 EAST, M.D.B.&M.

Section 20: Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 and 14; SW1/4SE1/4; SE1/4SW1/4;

EXCEPTING THEREFROM all oil and gas reserved in the patents from the UNITED STATES OF AMERICA, recorded August 12, 1968, in Book 25, Pages 273 and 274, Official Records, Eureka County, Nevada.

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

98232649

TOGETHER WITH all water, water, rights, rights to use of water, dams, ditches, canals, pipelines, reservoirs, wells, pumps, pumping stations, and all other means for diversion or use of water appurtenant to the said land or any part thereof, for irrigation, stockwatering, domestic or any other use.

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.

TO HAVE AND TO HOLD the said premises, together with the appurtenances unto the said parties of the second part, as ^{community} ~~joint~~ ^{property} ~~tenants~~ with right of survivorship, and not as tenants in common, and to their assigns, and to the survivor of them, and the heirs and assigns of such survivor forever.

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

Wilbur E. Black

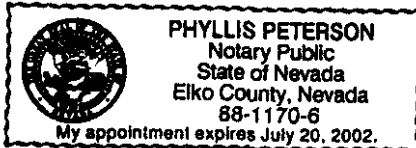
WILBUR E. BLACK

Marlene Black

MARLENE BLACK

STATE OF NEVADA,)
) ss.
COUNTY OF ELKO.)

The foregoing instrument was acknowledged before me on
February 8, 1999, by WILBUR E. BLACK and MARLENE BLACK.



Phyllis Peterson
NOTARY PUBLIC

Grantees' address:
8175 S. Virginia St., Ste 850, 357
Reno, NV 89511
APN 7-340-04

BOOK 325 PAGE 412
OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
Stewart Title
99 FEB 10 PM 3:43
EUREKA COUNTY NEVADA
M.N. REBALEATI, RECORDER
FILE NO. FEES 9.00

171905

PUCCINELLI & PUCCINELLI
ATTORNEYS AT LAW
700 IDAHO STREET, ELKO, NV 89801
P.O. BOX 130, ELKO, NV 89803
(702) 738-7293
FAX (702) 738-0454

BOOK 325 PAGE 414

DECLARATION OF VALUE

Recording Date 2/10/99 Book 325 Page 409 Instrument # 171905
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Full Value of Property Interest Conveyed

\$ 793,200

Less Assumed Liens & Encumbrances

-

Taxable Value (NRS 375.010, Section 2)

\$

Real Property Transfer Tax Due

\$ 1030.90

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)

Escrow Number

STEWART TITLE OF NORTHEASTERN NEVADA

Firm Name

810 Idaho St.

Address

Elko, NV 89801

City

State

Zip