

Documentary Transfer Tax \$ 478.40
Computed on full value of property conveyed; or
Computed on full value less liens and encumbrances remaining thereon at time of transfer

171988

Under penalty of perjury
[Signature]
Signature of declarant or agent determining tax first name

GRANT, BARGAIN AND SALE DEED

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THIS INDENTURE, made the 11TH day of MARCH,
HUSBAND AND WIFE
1999, by and between JAMES E. ARNOLD and JOY E. ARNOLD as joint
Vaka Joy F. Arnold
tenants, parties of the first part and hereinafter referred to as
"Grantors", and TERRY D. HAMILTON, a married man as his sole and
separate property, party of the second part and hereinafter
referred to as "Grantee";

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 Grantee, and to his heirs and assigns forever, the
following described 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:

TOWNSHIP 21 NORTH, RANGE 54 EAST, M.D.B.&M.

SECTION 20: ALL;

EXCEPTING THEREFROM ALL OIL AND GAS IN SAID
LAND AS RESERVED BY THE UNITED STATES OF
AMERICA IN PATENTS RECORDED NOVEMBER 26, 1963,
IN BOOK 2, PAGES 12 AND 13, OFFICIAL RECORDS,
EUREKA COUNTY, NEVADA.

FURTHER EXCEPTING THEREFROM ALL MINERAL RIGHTS
AS RESERVED IN DEED FROM E.C. JOHNSTON, ET AL,
RECORDED MAY 6, 1976, IN BOOK 54, PAGE 485,
OFFICIAL RECORDS, EUREKA COUNTY, NEVADA.

TOGETHER WITH ALL WATER, WATER RIGHTS, RIGHTS
TO THE USE OF WATER, DAMS, DITCHES, CANALS,
PIPELINES, RESERVOIRS, WELLS, PUMPS, DUMPING
STATIONS, AND ALL OTHER MEANS FOR THE
DIVERSION OR USE OF WATER APPURTENANT TO THE
SAID LAND OR ANY PART THEREOF, FOR IRRIGATION,
STOCKWATERING, DOMESTIC OR ANY OTHER USE. P

TOGETHER WITH ALL AND SINGULAR, the tenements,
hereditaments and appurtenances thereunto belonging and in anywise
appertaining, and the reversion and reversions, remainder and

LAW OFFICES
GARY D. FAIRMAN
A PROFESSIONAL CORPORATION
482 FIFTH STREET - P. O. BOX 5
ELY, NEVADA 89301
(775) 289-4422

1500666

1 remainders, rents, issues and profits thereof.

2 TO HAVE AND TO HOLD, ALL AND SINGULAR, the said premises
3 together with the appurtenances, unto the said Grantee, and to his
4 heirs and assigns forever.

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

7
8 James E. Arnold
JAMES E. ARNOLD

9
10 Joy E. Arnold
JOY E. ARNOLD
aka Joy F. Arnold

11
12 STATE OF XXXXXXXXXXXX)
13 COUNTY OF XXXXXXXXXXXX) ss.

14 On XXXXXXXXXXXX, 1999, personally appeared
15 before me, a Notary Public, JAMES E. ARNOLD and, JOY E. ARNOLD,
16 personally known or proved to me to be the persons whose names are
17 subscribed to the above instrument who acknowledged that they
18 executed the instrument.

19
20 XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX
NOTARY PUBLIC

21
22 PARCEL NO. 07-260-01
23 GRANTEE'S ADDRESS:
24 1217 S. 7th Street
25 Modesto, California 95351

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PENNY ALWORTH
NOTARY PUBLIC - STATE OF NEVADA
White Pine County - Nevada
CERTIFICATE # 89-2407-17
APPT. EXP. JAN 31, 2001

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STATE OF CALIFORNIA
COUNTY OF SACRAMENTO

On 3-11-99
before me, LORI A. GARBER
a Notary Public in and for said State, personally appeared
JAMES E. ARNOLD & JOY E ARNOLD

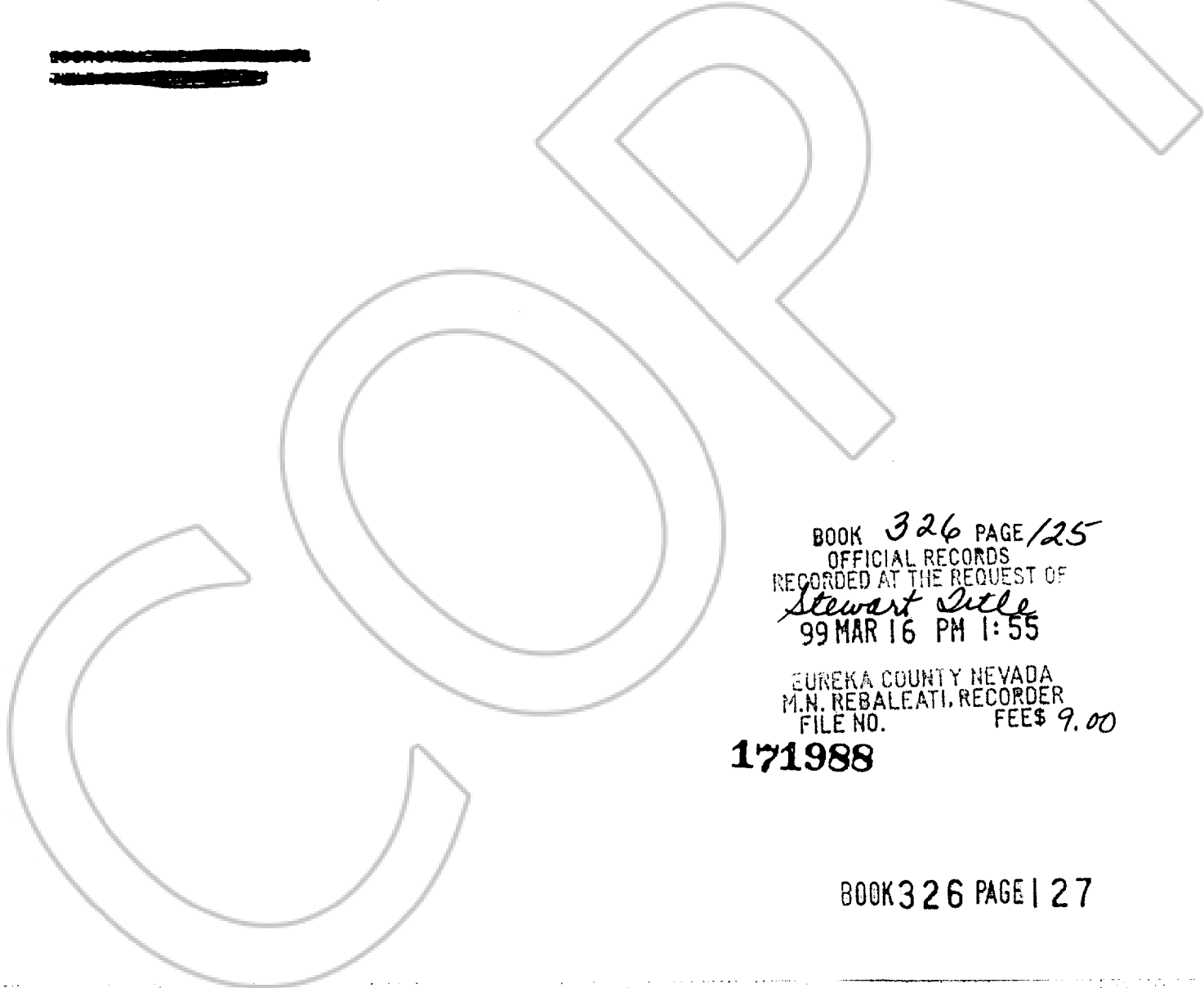
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Lori A. Garber



(This area for official notarial seal)



BOOK 326 PAGE 125
OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
Stewart Title
99 MAR 16 PM 1:55

EUREKA COUNTY NEVADA
M.N. REBALEATI, RECORDER
FILE NO. FEES \$ 9.00
171988

BOOK 326 PAGE 127

DECLARATION OF VALUE

Recording Date 3/16/99 Book 326 Page 125 Instrument # 171988

Full Value of Property Interest Conveyed \$ 368,000.00
Less Assumed Liens & Encumbrances - 368,000.00
Taxable Value (NRS 375.010, Section 4) \$ _____
Real Property Transfer Tax Due \$ 478.40

If exempt, state reason. NRS 375.090, Section _____ Explain:

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.

Penny Alworth
Signature of Declarant

Penny Alworth
Name (Please Print)

99270054
Escrow Number

STEWART TITLE
Firm Name

P.O. Box 276
Address

Elm Nv 89301
City State Zip

Tax paid for the above transfer on 3/16 19 99 per NRS 375.030, Section 3.

Francine L. Stewart
Signature of Recorder or Representative