

172125

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made and entered into this 5th day of April, 1999, by and between **RICHARD E. KEPHART and MARI ALICE KEPHART, husband and wife**, Grantors; and **RICHARD E. KEPHART and MARI ALICE KEPHART, Trustees of the R. E. and M. A. KEPHART FAMILY TRUST**, whose address is HC 62 Box 570, Eureka, Nevada, 89316, Grantees;

WITNESSETH:

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 Trustees of the **R. E. and M. A. KEPHART FAMILY TRUST**, and their substitutes, successors and assigns as Trustees thereunder, forever, all the Grantors' right, title and interest to that certain land situate, lying and being in the County of Eureka, State of Nevada, and more particularly described as follows:

Approximately 560 acres commonly known as the "Home Place" consisting of N1/2 of Section 24 and SW1/4; N1/2SE 1/4 of Section 24, Township 21 North, Range 53 East, MDB&M.

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 springs, wells, water, water rights, stockwater and stockwater rights applied for, adjudicated, appropriated, decreed, vested or appurtenant to said land described hereabove, including all permits, applications, certificates, proofs and maps therefor relating to such water and water rights; and all headgates, culverts, ponds, reservoirs, dams, ditches, diversions, canals, in-ground pipelines, easements, well casings and troughs used in and applying water to beneficial use on said land described hereabove, including but not limited to the water rights enumerated under certificated State of Nevada Water Permit Nos. 26664 and 56652.

GOICOECHA & DI GRAZIA, LTD.
ATTORNEYS AT LAW
530 IDAHO STREET - P.O. BOX 1358
ELKO, NEVADA 89801
(775) 738-8091

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TO HAVE AND TO HOLD the said premises unto the said Grantees, as Trustees of the R. E. AND M. A. KEPHART FAMILY TRUST, and to their substitutes, successors and assigns, forever.

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

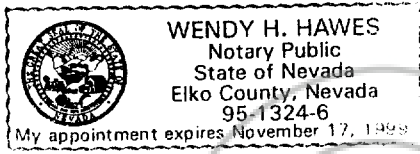
GRANTORS:

Richard E. Kephart
RICHARD E. KEPHART

Mari Alice Kephart
MARI ALICE KEPHART

STATE OF NEVADA)
) ss:
COUNTY OF ELKO)

This instrument was acknowledged before me on April 5, 1999, by RICHARD E. KEPHART and MARI ALICE KEPHART.



Wendy H. Hawes
NOTARY PUBLIC
My Commission Expires: 11/17/99

Grantee's Address
HC 62 Box 570
Eureka, NV 89316

APN 07-210-36

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OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
Goicoechea & Di Grazia Ltd
99 APR -8 PM 1:44

EUREKA COUNTY NEVADA
M.H. REBALEATI, RECORDER
FILE NO. FEES 8.00

172125

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DECLARATION OF VALUE

Recording Date 4-8-99 Book 326 Page 383 Instrument # 172125

Full Value of Property Interest Conveyed \$ N/A

Less Assumed Liens & Encumbrances N/A

Taxable Value (NRS 375.010, Section 2) \$ N/A

Real Property Transfer Tax Due \$ -0-

If exempt, state reason. NRS 375.090, Section 8. Explain:
 Transfer is being made from husband and wife to their family trust without consideration.

APN#:

INDIVIDUAL	ESCROW HOLDER
<p>Under penalty of perjury, I hereby declare that the above statements are correct.</p> <p><u>Robert B. Goicoechea</u> Signature of Declarant</p> <p>Robert B. Goicoechea Goicoechea & Di Grazia, Ltd. Name (Please Print)</p> <p>530 Idaho Street Address</p> <p>Elko, NV 89801 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>_____ Signature of Declarant</p> <p>_____ Name (Please Print)</p> <p>_____ Escrow Number</p> <p>_____ Firm Name</p> <p>_____ Address</p> <p>_____ City State Zip</p>