

JOINT TENANCY GRANT, BARGAIN AND SALE DEED

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THIS INDENTURE, made the 10th day of September, 1998⁹⁹,

by and between SYLVIA McCAFFREY, party of the first part and hereinafter referred to as "Grantor", and JOE McCAFFREY and SYLVIA McCAFFREY, and TONYA WILSON, parents and child, as joint tenants with full right of survivorship, parties of the second part and hereinafter referred to as "Grantees";

W I T N E S S E T H:

That the said Grantor, 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, does hereby grant, bargain and sell unto said Grantees, in joint tenancy and to the survivor of them and to the heirs of such survivor, forever, all those certain 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:

Lot 3 of Block A of the Ruby Hill Estates; Townsite of Eureka, State of Nevada, as per map filed in the eureka County, Nevada Recorders Office, File #98941, excepting and reserving, however to the United States, pursuant o the provisions of the Act of August 1, 1946 all uranium, thorium, or any other material.

TOGETHER WITH ALL AND SINGULAR, the tenements, hereditaments and appurtenances thereunto belonging and in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD, ALL AND SINGULAR, the said premises together with the appurtenances, unto the said Grantees, as joint tenants and not as tenants in common, and to the heirs of the survivor of them, forever.

IN WITNESS WHEREOF, the said Grantor has hereunto set her hand the day and year first above written.

LAW OFFICES
GARY D. FAIRMAN
A PROFESSIONAL CORPORATION
482 FIFTH STREET - P. O. BOX 5
ELY, NEVADA 89301
(702) 289-4422

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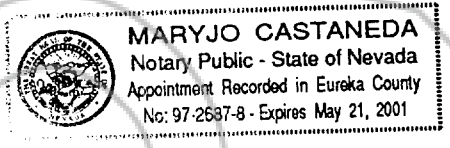
Sylvia McCaffrey
SYLVIA McCAFFREY

STATE OF NEVADA)
) ss.
COUNTY OF EUREKA)

On Sept. 10, 1998, personally appeared before me, a Notary Public, SYLVIA McCAFFREY, personally known or proved to me to be the person whose name is subscribed to the above instrument who acknowledged that she executed the instrument.

Maryjo Castaneda
NOTARY PUBLIC

PARCEL NO. 01-143-03
GRANTEE'S ADDRESS:
P.O. Box 616
Eureka, Nevada 89316



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ELY, NEVADA 89301
(702) 289-4422

BOOK *329* PAGE *066*
OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
Sylvia McCaffrey
99 SEP 10 AM 9:31
EUREKA COUNTY NEVADA
M.N. REBALEATI, RECORDER
FILE NO. FEES *8.00*
172681

DECLARATION OF VALUE

Eureka COUNTY, NEVADA

Recording Date 9-10-99 Book 329 Page 066 Instrument # 172681

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 4. Explain:
From remaining joint tenant to husband & daughter and herself

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.

Sylvia McCaffrey

 Signature of Declarant

SYLVIA McCAFFREY

 Name (Please Print)

P.O. Box 616

 Address

Eureka *NV* *89316*
 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

 Name (Please Print)

 Escrow Number

 Firm Name

 Address

 City State Zip

• Tax paid for the above transfer per NRS 375.030 Sec. 3 on 910199