

**173686**

DEED

THIS INDENTURE, made this 17<sup>th</sup> day of December, 1999, by and between WILLIAM A. CRANE and MARILYN F. CRANE, husband and wife, parties of the first part, and CHARLES C. ARMUTH, JR., a married man as his sole and separate property, party of the second part;

WITNESSETH:

That the parties of the first part, for good and valuable consideration, to them in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, do by these present grant, bargain and sell unto the party of the second part, as his sole and separate property, and to his heirs, executors, administrators and assigns, forever, all that certain property situate in the County of Eureka, State of Nevada, more particularly described as follows:

**PARCEL 1:**

Township 20 North, Range 53 East, MDB&M.

Section 28: Northwest ¼ of the Northwest ¼

**PARCEL 2:**

Township 20 North, Range 53 East, MDB&M.

Section 21: Lots 5, 6, 12, 13, 14 and 15

EXCEPTING THEREFROM the following described parcel which has been deeded to HARLAN G. GILES, an unmarried man, by Deed recorded January 22, 1990, in Book 207, Page 204, Official Records, Eureka County, Nevada; said parcel being described as follows:

-1-

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

TELEPHONE (775) 738-4046 • FAX (775) 738-6286

**BOOK 332 PAGE 096**

Parcel No. B as shown on Parcel Map for NORBERT J. and EILEEN B. WALTER, filed in the Office of the County Recorder of Eureka County as File No. 129537, located in a portion of Lot 3, Section 21, Township 20 North, Range 53 East, MDB&M.

FURTHER EXCEPTING THEREFROM the following described parcel which is under a "Contract of Sale" to BRINKLEY H. HASTINGS, an unmarried man, by Notice of Contract of Sale and Escrow recorded January 22, 1990, in Book 207, Page 207, Official Records, Eureka County, Nevada; said parcel being described as follows:

Parcel No. A as shown on Parcel Map for NORBERT J. and EILEEN B. WALTER, filed in the Office of the County Recorder of Eureka County as File No. 129537, located in a portion of Lot 4, Section 21, Township 20 North, Range 53 East, MDB&M.

FURTHER EXCEPTING THEREFROM, all oil and gas in said land as reserved by the United States of America in Patent recorded September 21, 1964, in Book 5, Page 582, Official Records, Eureka County, Nevada.

Township 20 North, Range 53 East, MDB&M.

Section: 28: All that portion of Lots 1 and 7 lying southwesterly of the southwesterly boundary of Nevada State Highway 278 as it presently exists;

All of Lots 2, 3, 4, 5 and 6

EXCEPTING THEREFROM, all the oil and gas in said land as reserved by the United States of America in Patent recorded December 30, 1965, in Book 9, Page 422, Official Records, Eureka County, Nevada.

FURTHER EXCEPTING from all of Parcel 2, one-half of all mineral rights, oil or gas lying on, in or over 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, Eureka County, Nevada.

TOGETHER with any and all mineral rights, oil or gas lying in or over said land as previously reserved by IVAN L. SMART.

**PARCEL 3:**

TOGETHER with a non-exclusive easement for ingress to and egress from an existing irrigation well located on Government Lot 11, being a portion of the NW¼SW¼ of Section 28, Township 20 North, Range 53 East MDB&M. Said easement shall encompass an area of 100 feet in radius around said well.

TOGETHER with all buildings and improvements thereon.

TOGETHER with any water rights specifically appurtenant to or incident to the lands herein conveyed.

TOGETHER with the fixtures and equipment set forth in Exhibit "A" attached hereto and incorporated herein by reference.

TOGETHER with all and singular the tenements, hereditaments, easements and appurtenances thereunto belonging or in anywise appertaining, and the reversions, remainders, rents, issues and profits thereof, or of any part thereof.

SUBJECT to all taxes and assessments, reservations, exceptions, easements, rights of way, limitations, covenants, conditions, restrictions, terms, liens, charges and licenses affecting the property of record.

SUBJECT to an existing Deed of Trust, Fixture Filing and Security Agreement executed by John A. Gourley and William Crane, as Grantors, to First American Title Company of Nevada, as Trustee, for Ivan L. Smart, a married man, as Beneficiary; which Deed of Trust, Fixture Filing and Security Agreement was recorded on September 12, 1996, in Book 300 of Official Records, Page 361, Eureka County Recorder's Office, Eureka, Nevada, as Document No. 164531.

TO HAVE AND TO HOLD said property and premises, together with the appurtenances, unto the party of the second part, as his sole and separate property, and to his heirs, executors, administrators and assigns, forever.

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

  
WILLIAM A. CRANE

  
MARILYN F. CRANE

STATE OF Michigan )  
COUNTY OF Oakland : SS.

This instrument was acknowledged before me on December 17, 1999, by  
WILLIAM A. CRANE and MARILYN F. CRANE.

Jeanne Reis  
NOTARY PUBLIC

Grantee's Address:

1262 Hannah Drive  
Elko, N 89801

EXHIBIT "A"

FIXTURES AND EQUIPMENT

TWO (2) LINDSEY PIVOTS

TWO (2) VALLEY PIVOT IRRIGATORS

ONE (1) ELECTRIC IRRIGATION MOTOR

COPY

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CONSENT OF SPOUSE

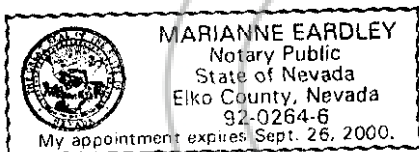
The undersigned, MARY LOU ARMUTH, wife of CHARLES C. ARMUTH, JR., hereby joins in the above Deed and conveyance of the above described property to CHARLES C. ARMUTH, JR., as his sole and separate property; and the undersigned further acknowledges the fact that she has no interest in the property which is the subject of this Deed and she further acknowledges that she relinquishes any interest which might otherwise accrue to her in the future by way of community property or other rights.

DATED: December 21<sup>st</sup>, 1999.

Mary Lou Armuth  
MARY LOU ARMUTH

STATE OF NEVADA )  
                              : SS.  
COUNTY OF ELKO )

This instrument was acknowledged before me on December 21, 1999, by MARY LOU ARMUTH.



Marianne Eardley  
NOTARY PUBLIC

BOOK 332 PAGE 96  
OFFICIAL RECORDS  
RECORDED AT THE REQUEST OF  
Marianne Eardley, atty  
99 DEC 23 PM 1:56  
EUREKA COUNTY NEVADA  
M.N. REBALEATI, RECORDER  
FILE NO. FEE \$12.00

173686

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State of Nevada  
Declaration of Value

1. Assessor Parcel Number(s)

- a) 007-370-37  
b) \_\_\_\_\_  
c) \_\_\_\_\_  
d) \_\_\_\_\_

2. Type of Property:

- a) ☐ Vacant Land      b) ☐ Single Fam.Res.  
c) ☐ Condo/Twnhse      d) ☐ 2-4 Plex  
e) ☐ Apt. Bldg.      f) ☐ Comm'/Ind'l  
g) ☒ Agricultural      h) ☐ Mobile Home  
i) ☐ Other \_\_\_\_\_

3. Total Value/Sales Price of Property:

\$ 283,500.00

Deduct Assumed Liens and/or Encumbrances:

( 203,500.00 )

(Provide recording information: Doc/Instrument #: 164531 Book: 300 Page: 361 )

Transfer Tax Value per NRS 375.010, Section 2:

\$ 80,000.00

Real Property Transfer Tax Due:

\$ 104.00

4. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090, Section: \_\_\_\_\_

b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %

The undersigned Seller (Grantor)/Buyer(Grantee), declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1 1/2% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

SELLER (GRANTOR) INFORMATION

X Seller Signature: William A. Crane

Print Name: William A. Crane

Address: 19 W. Hannum Blvd.

City: Saginaw

State: Michigan 48602

Telephone: (517) 793-1914

Capacity: \_\_\_\_\_

BUYER (GRANTEE) INFORMATION

Buyer Signature: Charles C. Armuth, Jr.

Print Name: 1362 Hannah Drive

Address: Charles C. Armuth, Jr.

City: Elko

State: Nevada

Telephone: (775) 738-7369

Capacity: \_\_\_\_\_

COMPANY REQUESTING RECORDING

Co. Name: \_\_\_\_\_ Esc. #: \_\_\_\_\_

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument # 173686

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Date of Recording: 12-23-99

Notes: \_\_\_\_\_

~~(775) 738-6526~~

~~JERRY D. REYNOLDS~~

~~Elko County Recorder~~

~~571 Idaho St., Rm. 103~~

~~Elko, NV 89801-3778~~