

WHEN RECORDED MAIL TO:  
Grantee  
P.O. Box 52  
Eureka, NV 89316

173721

RECORDING REQUESTED BY:

Wilson and Barrows, Ltd.  
442 Court Street  
Elko, NV 89801

A.P.N.: Portion of 7-200-54

## GRANT, BARGAIN AND SALE DEED

FOR VALUE RECEIVED the undersigned Grantor hereby grants, bargains and sells the following property in the County of Eureka, State of Nevada, to the following Grantees:

**Grantor:** Charles E. Cooper, an unmarried man  
**Address:** P.O. Box 117  
Canyon, TX 79015

**Grantees:** Lloyd Morrison & Belinda Faye Morrison, spouses  
**Address:** HC 62 Box 128  
Eureka, NV 89316

**Taking title as:** community property with right of survivorship.

**Estate conveyed:** Fee simple.

**Legal description of property conveyed:**

See Exhibit A attached hereto and made a part hereof.

**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 water, water rights, rights to the use of water, dams, ditches, canals, pipeline, reservoirs, wells and all other means for the diversion or use of water appurtenant to the real property, or any

WILSON AND BARROWS, LTD.  
ATTORNEYS AT LAW  
442 Court St.  
ELKO, NEVADA 89801

BOOK 332 PAGE 198

98910573

part thereof, or used or enjoyed in connection therewith, and together with all stockwatering rights used or enjoyed in connection with the use of any of said lands, including but not limited to Water Permit No. 21426.

**TOGETHER WITH** all pivots, motors, pumps, panels and other equipment situate upon, or used in conjunction with the aforesaid real property; which shall include:

1 Lockwood sprinkler  
1 100 hp Westinghouse motor control panel  
Oiler

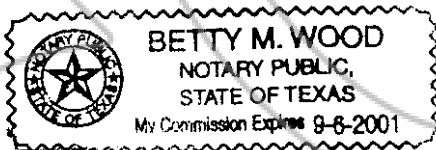
**GRANTOR:**

DATED: December 28, 1999

Charles E. Cooper  
Charles E. Cooper

STATE OF TEXAS,                    )  
  ) ss.  
COUNTY OF Randall            )

On this 28 day of December 1999, personally appeared before me, a notary public, **Charles E. Cooper**, personally known (or proved) to me to be the person whose name is subscribed to the above instrument who acknowledged that he executed the above instrument.



Betty M. Wood  
NOTARY PUBLIC

99120831.PP  
December 20, 1999

WILSON AND BARROWS, LTD.  
ATTORNEYS AT LAW  
442 Court St.  
ELKO, NEVADA 89801

BOOK 332 PAGE 199

## LEGAL DESCRIPTION

The land referred to herein is situated in the State of Nevada,  
County of Eureka, described as follows:

TOWNSHIP 21 NORTH, RANGE 53 EAST, M.D.B.&M.

Section 15: SE1/4;

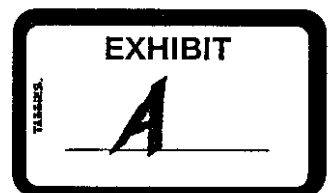
EXCEPTING THEREFROM all the oil, gas, potash and sodium lying  
in and under said land as reserved by the UNITED STATES OF  
AMERICA, in Patent recorded September 22, 1964, in Book 5, Page  
584, Official Records, Eureka County, Nevada.

BOOK 332 PAGE 198  
OFFICIAL RECORDS  
RECORDED AT THE REQUEST OF  
*Stewart Title Co.*  
99 DEC 30 PM 2:09

EUREKA COUNTY NEVADA  
N.N. REBALEATI, RECORDER  
FILE NO. FEES 9.00

173721

BOOK 332 PAGE 200



STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s):

- a) 7-200-54  
b) \_\_\_\_\_  
c) \_\_\_\_\_  
d) \_\_\_\_\_

2. Type of Property:

- a) \_\_\_\_\_ Vacant Land                      b) \_\_\_\_\_ Single Family Res.  
c) \_\_\_\_\_ Condo/Townhouse              d) \_\_\_\_\_ 2-4 Plex  
e) \_\_\_\_\_ Apartment Bldg.              f) \_\_\_\_\_ Comm'l/Ind'l  
g) XX Agricultural                      h) \_\_\_\_\_ Mobile Home  
i) Other: \_\_\_\_\_

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument No.: 173721  
Book: 332 Page: 198  
Date of Recording: 12/30/99  
Notes: \_\_\_\_\_

3. Total Value/Sales Price of Property

\$ 146,000.00

Deduct Assumed Liens and/or Encumbrances: .

\$ ( \_\_\_\_\_ )

Provide recording information: Doc/Instrument No.: \_\_\_\_\_

Book: \_\_\_\_\_ Page: \_\_\_\_\_

Transfer Tax Value per NRS 375.010, Section 2:

\$ 146,000.00

Real Property Transfer Tax Due:

\$ 189.80

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

Seller Signature: Charles E. Cooper  
Print Name: Charles E. Cooper  
Address: P.O. Box 117  
City/State/Zip: Canyon, TX 79015-0117  
Telephone: \_\_\_\_\_  
Capacity: \_\_\_\_\_

BUYER (GRANTEE) INFORMATION

Buyer Signature: \_\_\_\_\_  
Print Name: Lloyd Morrison  
Address: P.O. Box 52  
City/State/Zip: Eureka, NV 89316  
Telephone: \_\_\_\_\_  
Capacity: \_\_\_\_\_

COMPANY REQUESTING RECORDING

Company Name: STEWART TITLE OF NORTHEASTERN NEVADA Escrow No.: 98210573

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

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s):

a) 7-200-54  
b) \_\_\_\_\_  
c) \_\_\_\_\_  
d) \_\_\_\_\_

2. Type of Property:

a) \_\_\_\_\_ Vacant Land                      b) \_\_\_\_\_ Single Family Res.  
c) \_\_\_\_\_ Condo/Townhouse              d) \_\_\_\_\_ 2-4 Plex  
e) \_\_\_\_\_ Apartment Bldg.              f) \_\_\_\_\_ Comm'l/Ind'l  
g) XX Agricultural                      h) \_\_\_\_\_ Mobile Home  
i) Other: \_\_\_\_\_

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument No.: 173721  
Book: 332 Page: 198  
Date of Recording: 12-30-99  
Notes: \_\_\_\_\_

3. Total Value/Sales Price of Property

\$ 146,000.00

Deduct Assumed Liens and/or Encumbrances:

\$ ( \_\_\_\_\_ )

Provide recording information: Doc/Instrument No.:

Book: \_\_\_\_\_ Page: \_\_\_\_\_

Transfer Tax Value per NRS 375.010, Section 2:

\$ 146,000.00

Real Property Transfer Tax Due:

\$ 189.80

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

Seller Signature: \_\_\_\_\_  
Print Name: Charles E. Cooper  
Address: P.O. Box 117  
City/State/Zip: Canyon, TX 79015-0117  
Telephone: \_\_\_\_\_  
Capacity: \_\_\_\_\_

BUYER (GRANTEE) INFORMATION

Buyer Signature: Lloyd Morrison  
Print Name: Lloyd Morrison  
Address: P.O. Box 52  
City/State/Zip: Eureka, NV 89316  
Telephone: \_\_\_\_\_  
Capacity: \_\_\_\_\_

COMPANY REQUESTING RECORDING

Company Name: STEWART TITLE OF NORTHEASTERN NEVADA Escrow No.: 98210573

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