

176417

Grantees' address:

P.O. Box 211151

Crescent Valley, NV 89821

APN: 002-039-19 or 002-039-22

CANT, BARGAIN AND SALE DEED

THIS DEED is made and entered into this 2nd day of April, 2001, by and between NEAL McSWAIN, aka R. NEAL McSWAIN, a widower, Grantor; and JoANN FREE, an unmarried woman, Grantee;

WITNESSETH:

That said Grantor, for good and valuable consideration given by the Grantee, the receipt of which hereby acknowledged, does by these presents grant, bargain, sell, and convey unto the said Grantee and to her heirs, executors, administrators, successors and assigns forever, all that cert. property situate, lying and being in the County of Eureka, State of Nevada, more particularly described as follows:

Parcel

Lot Block 23, of CRESCENT VALLEY RANCH & FARMS UNIT NO. 1, according to the official map thereof, filed in the Office of the County Recorder of Eureka County, State Nevada, as File Number 34081.

EXCEPTING THEREFROM all petroleum, oil, natural gas and products derived therefrom, within or underlying said land or that may be produced therefrom, and all rights thereto, as reserved by SOUTHERN PACIFIC LAND COMPANY, in Deed recorded September 24, 1951, in Book 24 of Deeds at Page 3, Eureka County, Nevada. CS

Parcel

Lot Block 23, of CRESCENT VALLEY RANCH & FARMS UNIT NO. 1, according to the official map thereof, filed in the Office of the County Recorder of Eureka County, State Nevada, as File Number 34081.

EXCEPTING THEREFROM, all petroleum, oil, natural gas and

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prods derived therefrom, within or underlying said land or that y be produced therefrom, and all rights thereto, as reserl by SOUTHERN PACIFIC LAND COMPANY, in Deecorded September 24, 1951, in Book 24 of Deeds at Page 3, Eureka County, Nevada.

SUBJECT TO any and all exceptions, reservations, restrictions, restrive covenants, assessments, easements, rights, and rights of wof record.

TOGETHER WITH all improvements situate thereon.

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

TO HAVE AND TO HOLD the said premises, together with the appurtenances, unto said Grantee and her heirs, executors, administrators, successors and assigns forever.

IN WNESS WHEREOF, the said Grantor has executed this Deed as of the day and year first henabove written.

GRANTOR


NEAL McSWAIN aka
R. NEAL McSWAIN

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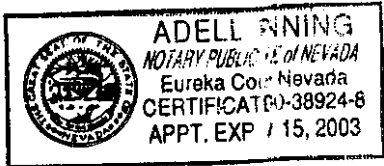
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STATE OF NEVADA)
)SS.
COUNTY OF Eureka)

On April 10, 2001, personally appeared before me, a Notary Public, NEAL McSWAIN, aka R. NEAL McSWAIN, personally known to me or proven to me to be the person whose name subscribed to the above instrument who acknowledged that he executed said instrument.

Adell Fanning
NOTARY PUBLIC



COPY

BOOK 341 PAGE 46
OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
Stewart Title
01 APR 16 AM 9:29

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

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BOOK 341 PAGE 048*

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s):
a) 002-039-19 & 002-0-22
b) _____
c) _____
d) _____

2. Type of Property:
a) Vacant Land) _____ Single Family Res.
c) _____ Condo/Townhouse) _____ 2-4 Plex
e) _____ Apartment Bldg.) _____ Comm'l/Ind'l
g) _____ Agricultural) Mobile Home
i) Other: _____

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument No.:	<u>176417</u>
Book:	<u>341</u> Page: <u>46</u>
Date of Recording:	<u>4-16-01</u>
Notes:	_____

3. Total Value/Sales Price of Property \$ 45,000.00
Deduct Assumed Liens and/or Encurances: \$(_____)
Provide recording information: Document No.: _____ Book: _____ Page: _____
Transfer Tax Value per NRS 375.0 Section 2: \$ 15,000.00
Real Property Transfer Tax Due: \$ 19.50
4. If Exemption Claimed:
a. Transfer Tax Exemption, per NRS 375.090, Section: _____
b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 100 %

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% 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: Neal McSwain
Address: P.O. Box 511
City/State/Zip: Morgan, UT 84050
Telephone: _____
Capacity: _____

BUYER (GRANTEE) INFORMATION

Buyer Signature: JoAnn Free
Print Name: JoAnn Free
Address: 1040 Deborah Drive
City/State/Zip: Arleta, CA 95519
Telephone: _____
Capacity: _____

COMPANY REQUESTING RECORDING

Company Name: STEWART TIT OF NORTHEASTERN NEVADA Escrow No.: 01290368

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