

1 PARCEL NO. 0210-06

2 JNT TENANCY GRANT, BARGAIN AND SALE DEED

3 TH INDENTURE, made the 20th day of AUGUST, 2001,  
4 by and betwe BILL E. CALLAHAN and NANCY A. CALLAHAN, husband and  
5 wife as jointtenants, parties of the first part and hereinafter  
6 referred to "Grantor", and CRAIG ALLAN SMITH and SHELBA KAY  
7 SMITH, husbd and wife, as joint tenants with full right of  
8 survivorshipparties of the second part and hereinafter referred  
9 to as "Grants";

10 W I T N E S S E T H:

11 Th the said Grantors, for and in consideration of the  
12 sum of Ten Dlars (\$10.00) lawful money of the United States of  
13 America, andther good and valuable considerations, the receipt  
14 whereof is heby acknowledged, do hereby grant, bargain and sell  
15 unto said Grtees, in joint tenancy and to the survivor of them  
16 and to the hes of such survivor, forever, all those certain lots,  
17 pieces or parls of land situate, lying and being in the County of  
18 Eureka, Statof Nevada, and bounded and particularly described as  
19 follows, to-t:

20 Tship 21 North, Range 53 East, M.D.B.&M.  
21 Seion 23: S1/2 and consisting of Three  
Hured Twenty Acres (320) acres, more or less.

22 TOTHER with all dwellings, buildings and  
imovements situate thereon.

23 TOTHER with the tenements, hereditaments and  
24 aptenances thereunto belonging or in anywise  
25 aptaining, and the reversion and reversions,  
reinder and remainders, rents, issues and  
prits thereof.

26 TOTHER with all water, water rights, rights  
27 tohe use of water, dams, ditches, canals,  
28 pelines, wells, reservoirs, rights of way,  
anall other means for the diversion or use  
29 ofater appurtenant to the said property or  
anpart thereof, or now or hereafter used or  
30 enyed in connection therewith, for irrigation,  
dostic or any other use, or for the drainage  
31 ofll or any part of said lands, including  
veed water rights, permitted water rights and  
32 ceafied water rights, together with all  
ceaficates if appropriation and any and all  
aplications to appropriate the waters of the

LAW OFFICES  
GARY D. FAIRMAN  
A PROFESSIONAL CORPORATION  
482 FIFTH STREET - P. O. BOX 5  
ELY, NEVADA 89301  
(775) 289-4422

88071088

1 Ste of Nevada, which are appurtenant to the  
2 abe described real property, or any part  
3 thereof, or used or enjoyed in connection  
4 therewith. Certificate Number 6482 and  
5 Ceificate Number 6483.

6 EXPTING THEREFROM all oil and gas as reserved  
7 inatent executed by United States of America,  
8 rered on July 16, 1962, in Book 26, of Deeds,  
9 atage 240, Eureka County, Nevada.

10 SUECT TO: Easements and reservations contained  
11 inhe Patent from the United States of America  
12 rered in Book 26, Page 240, Deed Records,  
13 Euka County, Nevada, which recite as follows:

14 ". . . SUBJECT to any vested and accrued water  
15 rits for mining, agricultural, manufacturing,  
16 orther purposes, and rights to ditches and  
17 rervoirs used in connection with such water  
18 rits, as may be recognized and acknowledged by  
19 thlocal customs, laws, and decisions of Courts,  
20 anthere is reserved from the lands hereby  
21 grted, a right-of-way thereon for ditches or  
22 cals constructed by the authority of the  
23 Uned States.

24 EXPTING AND RESERVING, also, to the United States  
25 althe oil and gas in the lands so patented and to  
26 itor persons authorized by it, the right to  
27 rfect for, mine, and remove such deposits from  
28 thsame upon compliance with the conditions and  
29 suect to the provisions and limitations of the  
30 Acof July 17, 1914 (38 Stat. 509)."

31 SUECT TO: An Easement over the westerly 33  
32 fe of said land for a drainage ditch and incidental  
33 puoses as granted to Ruby Hill Mining Company,  
34 bynstrument recorded November 26, 1963, in Book 2,  
35 Pa 11, Official Records, Eureka County, Nevada.

36 SUECT TO: An Easement over a portion of the land  
37 (lated undisclosed) for electric transmission and/or  
38 diribution line or system as granted to Mt. Wheeler  
39 Por, Inc., by Deed recorded December 1, 1971, in  
40 Bo 41, Page 65, Official Records, Eureka County,  
41 Neda.

42 TOAVE AND TO HOLD the described premises to the  
43 Grtees, as joint tenants with right of survivorship  
44 annot as tenants in common, their assigns, and  
45 hes and assigns of the survivor, forever.

46 TOTHER WITH ALL AND SINGULAR, the tenements,  
47 hereditamentand appurtenances thereunto belonging and in anywise  
48 appertainingand the reversion and reversions, remainder and  
49 remainders, nts, issues and profits thereof.

50 TOAVE AND TO HOLD, ALL AND SINGULAR, the said premises  
51 together witthe appurtenances, unto the said Grantees, as joint  
52

1 tenants and as tenants in common, and to the heirs of the  
2 survivor of them, forever.

3 IN WITNESS WHEREOF, the said Grantors have hereunto set  
4 their hands the day and year first above written.

5 Bill E. Callahan  
BILL E. CALLAHAN

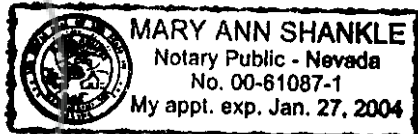
7 Nancy A. Callahan  
NANCY A. CALLAHAN

9 STATE OF Niada )  
10 COUNTY OF CRK ) ss.

11 o MAY 16, 2001, personally appeared  
12 before me, Notary Public, BILL E. CALLAHAN and NANCY A. CALLAHAN,  
13 personally known or proved to me to be the person whose names are  
14 subscribed to the above instrument who acknowledged that they  
15 executed this instrument.

16 Mary Ann Shankle  
17 NOTARY PUBLIC

19 GRANTEE'S ADDRESS:  
20 29050 Envoy Drive  
21 Nuevo, CA 9567



22  
23  
24  
25  
26  
27  
28 BOOK 342 PAGE 511  
OFFICIAL RECORDS  
RECORDED AT THE REQUEST OF  
Stewart Title Co  
01 AUG 20 PM 2:33

29 EUREKA COUNTY NEVADA  
30 M.N. REBALEATI, RECORDER  
31 FILE NO. FEES \$9.00

32 176821

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**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s):  
 a) 07-206-06  
 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.:        | <u>176821</u>    |
| Book: <u>342</u>                | Page: <u>511</u> |
| Date of Recording:              | <u>8-20-01</u>   |
| Notes:                          | _____            |

3. Total Value/Sales Price of Property: \$ 190,317.79 <sup>Ⓢ</sup>  
~~190,212.60~~  
 Deduct Assumed Liens and/or Encumbrances: \$( \_\_\_\_\_ )  
 Provide recording information: Instrument No.: \_\_\_\_\_ Book: \_\_\_\_\_ Page: \_\_\_\_\_  
 Transfer Tax Value per NRS 375.0, Section 2: \$ 183,317.79  
 Real Property Transfer Tax Due: \$ 238.31
4. If Exemption Claimed:  
 a. Transfer Tax Exemption, per § 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 claim exemption or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 12% 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**

**BUYER (GRANTEE) INFORMATION**

Seller Signature: \_\_\_\_\_  
 Print Name: BILL E. CALLAN  
 Address: 3105 MICHAEL W  
 City/State/Zip: LAS VEGAS, NV 89108  
 Telephone: \_\_\_\_\_  
 Capacity: \_\_\_\_\_

Buyer Signature: Craig Allan Smith  
 Print Name: CRAIG ALLAN SMITH  
 Address: 29050 ENVOY DRIVE  
 City/State/Zip: NUEVO, CA 92567  
 Telephone: \_\_\_\_\_  
 Capacity: \_\_\_\_\_

**COMPANY REQUESTING RECORDING**

Company Name: STEWART TITLE OF NORTHEASTERN NEVADA Escrow No.: 00271088

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