

APN 001-038-05
APN 001-038-06

181375

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made and entered into on March 14 2003 by and between LE NOLA FIPPS aka LE NOLA WILLIAMS FIPPS and LE NOLA WILLIAMS and WILLIAM FIPPS her husband parties of the First Part and PATRIC K BEENE ABBI M BEENE and WILLIAM W BEENE parties of the Second Part

WITNESSETH:

That the said parties of the First Part for and in consideration of the sum of TEN DOLLARS (\$10 00) current lawful money of the United States of America to them in hand paid by the said parties of the Second Part the receipt whereof is hereby acknowledged do by these presents grant, bargain, sell, convey and confirm unto the said parties of the Second Part, their heirs, executors, administrators and assigns all those certain lots, pieces or parcels of land situate, lying, and being in the Town of Eureka County of Eureka, State of Nevada, and more particularly described as follows, to-wit

Beginning at Corner No 1 of this parcel of ground from which the Southwest corner of Lot 11, Block 17, bears South 73°29' West 58 8 feet, said Southwest corner of said Lot 11 is located by survey from the W D (Witness Corner) for the West 1/2 Corner of Section 3 Township 19 North Range 53 East M D B & M, by the following courses and distances to-wit

South 19°03' East 227 44 feet North 77°26' East 115 00 feet, and South 57°96' East 119 49 feet, Running from said point of Beginning at Corner No 1 thence North 16°31' West 56 feet, more or less to Corner No 2, a point in the North side line of Lot 12 of said Block 17 thence North 73°29' East 79 62 feet to Corner No 3 thence identical with the Northeast Corner of said Lot 12 thence South 6°41' East 57 feet more or less to Corner No 4, identical with the Southeast Corner of said Lot 11 thence South 73°29' West 69 96 feet more or less to Corner No 1 the place of beginning containing an area of 4188 square feet and known as

Li J. Pucanelli

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those portions of lots 11 and 12, in Block 17 of the Town of Eureka, Nevada.

Also all of Lots 13 14 15 16 and 17 in Block 17 of the Town of Eureka, Nevada

EXCEPTING THEREFROM all uranium thorium or any other materials which is or may be determined to be peculiarly essential in the production of fissionable materials in and under said Land reserved by the United States of America, in Patent recorded December 19 1947 in Book 23 Page 226 Deed Records Eureka County Nevada APN 001-038-05

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

and:

Real Property located in the SW $\frac{1}{4}$ Section 13, Township 19 North, Range 53 East (Mount Diablo Meridian) as shown on the Eureka Town Plat

All of Lot 10 Block 17 Lots 11 and 12, Block 17, except that part thereof described as follows

Beginning at Corner No 1 of this parcel of ground from which the Southwest Corner of Lot 11 Block 17 bears South 73 29 West 58 8 feet said Southwest Corner of said Lot 11 is located by survey from the WC (Witness Corner) for the West $\frac{1}{4}$ Corner of Section 13, Township 19 North Range 53 East M.D Meridian by the following courses and distances to wit South 19 03 East 227 44 feet North 77 26 East 115 feet and South 57 06 East 119 49 feet Running from said point of beginning at Corner No 1, thence North 16 31 West 56 feet more or less to Corner No 2, a point in the North side line of Lot 12 of said Block 17, thence North 73 29 East 79 62 feet to Corner No 3 identical with the Northeast corner of said Lot 12, thence South 6 41 East 57 feet, more or less to Corner No 4 identical with the Southeast Corner of said Lot 11, thence South 73 29 West 69 95 feet more or less, to Corner No 1 the place of beginning containing an area of 4,188 square feet APN 001-038-06

Lee J. Succinelli

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Water and water rights

Certificate of appropriation No 4423 - certificate record No 1164,
Recorded in Book 5 page 1164 in the office of the State Engineer
Carson City Nevada and in Book A Page 177 of Water
Locations in the Office of the County Recorder Eureka County,
Nevada

TOGETHER WITH all and singular the tenements hereditaments
and appurtenances therunto belonging or in anywise appertaining

TO HAVE AND TO HOLD the said premises, together with the appurtenances
unto the said parties of the Second Part, their heirs, executors administrators and assigns
forever

IN WITNESS WHEREOF, the parties of the First Part have herunto set their
hands the day and year first above written

LE Nola Williams Fipps
LE NOLA FIPPS aka LE NOLA WILLIAMS
FIPPS and LE NOLA WILLIAMS

William Fipps
WILLIAM FIPPS

STATE OF NEVADA,)
 ss
COUNTY OF EUREKA)

The foregoing instrument was acknowledged before me on March 14th, 2003, by
LE NOLA FIPPS aka LE NOLA WILLIAMS FIPPS and LE NOLA WILLIAMS, and
WILLIAM FIPPS

Maryjo Castaneda
NOTARY PUBLIC

 MARYJO CASTANEDA
NOTARY PUBLIC
STATE OF NEVADA
Recorded in EUREKA COUNTY
My App. Expires June 28, 2008
No. 97 2687 B

Grantee's Address
Patric Beene
P O Box 141
Eureka, NV 89316

Lo J. Pucemelli
ATTORNEY AT LAW
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359 253

RECORDED AT THE REQUEST OF
William J. [unclear]

CONF 14 P. 4 13

EUREKA COUNTY C. S.
M. N. RECORDS REC'D 17 00

181375

COPY

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STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number (s)

- a) APN 001-038-03
- b) APN 001-038-04
- c) _____
- d) _____

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument#	<u>181375</u>
Book	<u>359</u> Page <u>253</u>
Date of Recording	<u>3-14-03</u>
Notes	_____

2. Type of Property:

- | | |
|--|--|
| a) <input type="checkbox"/> Vacant Land | b) <input checked="" type="checkbox"/> Single Fam Res. |
| c) <input type="checkbox"/> Condo/Twnhse | d) <input type="checkbox"/> 2-4 Plex |
| e) <input type="checkbox"/> Apt. Bldg | f) <input type="checkbox"/> Comm/Undt |
| g) <input type="checkbox"/> Agricultural | h) <input type="checkbox"/> Mobile Home |
| i) <input type="checkbox"/> Other | |

3 Total Value/Sales Price of Property.

Deed in Lieu of Foreclosure Only (value of property) \$ _____
 Transfer Tax Value \$ _____
 Real Property Transfer Tax Due \$ 0

4 If Exemption Claimed.

- a Transfer Tax Exemption per NRS 375 090, Section 11
- b Explain Reason for Exemption Absent to Child

5 Partial Interest. Percentage being transferred _____ %

The undersigned 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 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.

Signature LeNola Williams Capacity _____
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: LeNola Williams
 Address Po Box 422
 City EUREKA
 State NV Zip 89316

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name William Fipp
 Address Po Box 422
 City _____
 State _____ Zip _____

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name _____ Escrow # _____
 Address _____
 City _____ State _____ Zip _____

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)