

BOOK 425 PAGE 004-006
OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
Eureka County Commissioners
2005 OCT 20 AM 11:43

When Recorded and Mail Tax Statement To
David Edgar & Sara L. Groth
P.O. Box 662
Eureka, NV 89316

EUREKA COUNTY, NEVADA
M.M. REBALEATI, RECORDER
FILE NO. FEES *None*

201326

APN 001-053-06

GRANT BARGAIN AND SALE DEED

THIS INDENTURE made as of the 20th day of October, 2005, by and between THE BOARD OF COUNTY COMMISSIONERS, acting as the Town Board for the unincorporated town of Eureka, Nevada, party of the First Part, and DAVID EDGAR GROTH AND SARA L. GROTH, husband and wife, as joint tenants with right of survivorship, party of the Second Part.

WITNESSETH

That First Party, the Grantor, for and in consideration of exchange of land of equal value, to it in hand provided by the Second Party, the Grantee, do hereby grant, bargain and sell to said Grantee, their heirs, successors, and assigns forever, all that certain lot, piece or parcel of land situate, lying and being in the Town of Eureka, County of Eureka, State of Nevada, which property was formerly a portion of Nob Hill Avenue before that portion was abandoned, and more particularly described on "Exhibit A", attached hereto.

SUBJECT TO and expressly reserving a ten foot easement for all existing utilities.

TOGETHER with all and singular tenements, hereditaments, and appurtenances thereunto belonging or in any wise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD all and singular the said premises, together with the appurtenances, unto said Second Party, and to their heirs and assigns, forever.

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

THE BOARD OF COUNTY COMMISSIONERS
acting as the Town Board for the
unincorporated town of Eureka, Nevada

Donna Bailey
DONNA BAILEY, Chairperson
Board of Eureka County Commissioners

ATTEST:
Frances Gale
FRANCES GALE, County Clerk

EXHIBIT A

All that certain real property located within a portion of the southwest $\frac{1}{4}$ portion of Section 14, Township 19 North, Range 53 East, M. D. M. Eureka County, Nevada, being Area B as shown on that Record of Survey "Supporting a Boundary Line Adjustment and Roadway Abandonment" filed as document number 166253 more particularly as follows:

BEGINNING at the southeast corner of said Area B;

THENCE along the southerly line of said Area B, S.58°29'23"W., 19.16 feet to the southwesterly corner of said Area B;

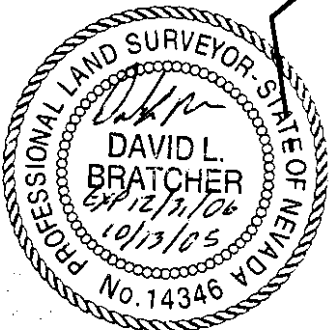
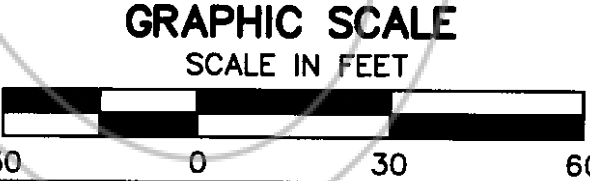
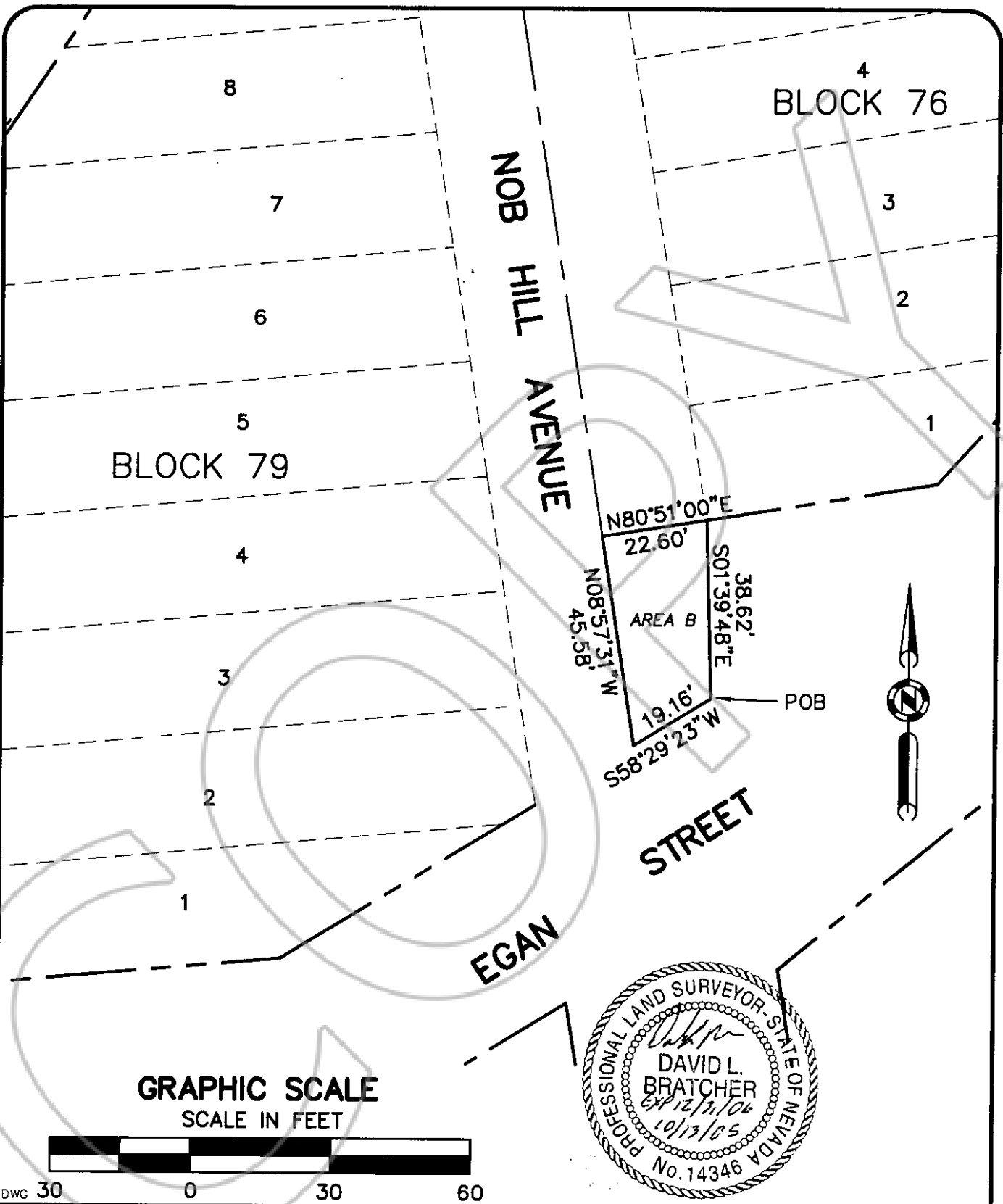
THENCE along the westerly line of said Area B, N.08°57'31" W, 45.58 feet to the northwesterly corner of said Area B;

THENCE along the northerly line of said Area B, N.80°51'00"E., 22.60 feet to the northeasterly corner of said Area B;

THENCE along the easterly line of said Area B, S.01°39'48"E., 38.62 feet to the **POINT OF BEGINNING**.

CONTAINING 836 square feet, more or less.

The basis of bearings for the legal description is that Record of Survey "Supporting a Boundary Line Adjustment and Roadway Abandonment" filed as document number 166253.



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LUMOS AND ASSOCIATES, INC.

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EXHIBIT B
**ROADWAY ABANDONMENT FOR
A PORTION OF NOB HILL ROAD**

EUREKA EUREKA COUNTY NEVADA

DATE: 10/12/05
SCALE: 1" = 30'
JOB NO. 6133.012
EXHIBIT B