

APN 001-022-17

GRANTEE'S ADDRESS:

P.O. Box 572
Eureka, Nevada 89316

BOOK *443* PAGE *76-79*
OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
Stewart Title
2006 SEP 29 PM 2:43

EUREKA COUNTY, NEVADA
M.N. REBALEATI, RECORDER
FILE NO. FEES *17⁰⁰*

206288

JOINT TENANCY GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made the 28th day of August, 2006,
by and between ROBERT G. DYER and MARGARET ANN DYER, husband and
wife as joint tenants, parties of the first part and hereinafter
referred to as "Grantors", and WALTER R. ARMAS and JOLINDA A.
ARMAS, husband and wife as joint tenants with full right of
survivorship, parties of the second part and hereinafter referred
to as "Grantees";

W I T N E S S E T H:

That the said Grantors, for and in consideration of the
sum of Ten Dollars (\$10.00) lawful money of the United States of
America, and other good and valuable considerations, the receipt
whereof is hereby acknowledged, do hereby grant, bargain and sell
unto said Grantees, in joint tenancy and to the survivor of them
and to the heirs of such survivor, forever, all those certain lots,
pieces or parcels of land situate, lying and being in the County of
Eureka, State of Nevada, and bounded and particularly described as
follows, to-wit:

....

....

02271913

Parcel 17 as shown on that certain Parcel Map for DAVID A. PASTORINO filed in the Office of the County Recorder of Eureka County, State of Nevada, on April 24, 1989, as File No. 127110, being a portion of Lot 13, Block A of RUBY HILL ESTATES SUBDIVISION, according to the official map thereof, filed in the Office of the County Recorder of Eureka County, State of Nevada, on October 5, 1984, as File Number 96135 and amended May 15, 1985, as File Number 98941.

A portion of Parcel 18 as shown on that certain Parcel Map for DAVID A. PASTORINO filed in the Office of the County Recorder of Eureka County, State of Nevada, on April 24, 1989, as File No. 127110, being a portion of Lot 13, Block A of RUBY HILL ESTATES SUBDIVISION, according to the official map thereof, filed in the Office of the County Recorder of Eureka County, State of Nevada, on October 5, 1984, as File Number 96135 and amended May 15, 1985, as File Number 98941, more particularly described as follows:

Commencing at the South 1/4 corner of Section 14, TOWNSHIP 19 NORTH, RANGE 53 EAST, M.D.B.&M., said point being a 1937 GLO brass cap;

THENCE North 45°16'26" East, a distance of 1,501.21 feet to a point lying on the easterly right of way line of Vandal Way, said point being the beginning of a non tangent curve, concave to the Southeast having a radial bearing of North 88°38'23" West, said point also being the true point of beginning;

THENCE leaving said easterly right of way line of Vandal Way, North 85°16'33" East, a distance of 132.04 feet to a point, said point being the easterly corner common to said Parcel 18 and Parcel 19 as shown on said Parcel Map, File No. 127110;

THENCE South, a distance of 54.66 feet to a point, said point being the southeast corner of said Parcel 18;

....

THENCE along the southerly line of said Parcel 18, North 87°45'47" West, a distance of 131.89 feet to a point lying on said easterly right of way line of Vandal Way, said point being the beginning of a non tangent curve, concave to the Southeast, having a radial bearing of North 89°14'08" East;

THENCE northerly along said easterly right of way line of Vandal Way, 38.64 feet along the arc of said curve, having a radius of 1,042.00 feet, through a central angle of 02°07'29" to the true point of beginning.

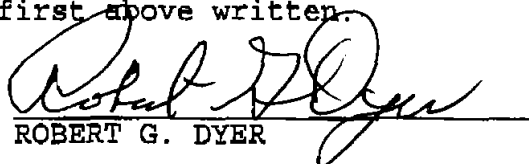
EXCEPTING THEREFROM all uranium, thorium or any other material which is or may be determined to be peculiarly essential to the production of fissionable materials, whether or not of commercial value in and under said land reserved by THE UNITED STATES OF AMERICA, in patent recorded December 19, 1947, in Book 23, Page 226, Deed Records, Eureka County, Nevada.

NOTE: THE ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED JULY 01, 1991, IN BOOK 223, PAGE 571, AS INSTRUMENT NO. 137223.6

TOGETHER WITH ALL AND SINGULAR, the tenements, hereditaments and appurtenances thereunto belonging and in anywise 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 the said Grantees, as joint tenants and not as tenants in common, and to the heirs of the survivor of them, forever.

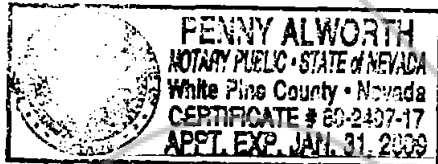
IN WITNESS WHEREOF, the said Grantors have hereunto set their hands the day and year first above written.


ROBERT G. DYER

Margaret Ann Dyer
MARGARET ANN DYER

STATE OF NEVADA)
COUNTY OF WHITE PINE) ss.

On August 28, 2006, personally appeared before me, a Notary Public, ROBERT G. DYER and MARGARET ANN DYER, personally known or proved to me to be the persons whose names are subscribed to the above instrument who acknowledged that they executed the instrument.



Penny Alworth
NOTARY PUBLIC

206288

BOOK 443 PAGE 079

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s):

a) 001-022-17
 b) _____
 c) _____
 d) _____

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument No.:	<u>206288</u>
Book:	<u>443</u> Page: <u>76-79</u>
Date of Recording:	<u>9-29-06</u>
Notes:	_____

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) _____ Agricultural
 h) _____ Mobile Home
 i) Other: _____

3. Total Value/Sales Price of Property

\$ 29,500.00

Deed in Lieu of Foreclosure Only (Value of Property)

\$ _____

Transfer Tax Value

\$ 29,500.00

Real Property Transfer Tax Due:

\$ 115,051.54

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 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: Robert G. Dyer Capacity: GRANTOR

Signature: Walter R. Armas Capacity: GRANTEE

SELLER (GRANTOR) INFORMATION

(required)

Print Name: Robert G. Dyer
 Address: 1808 COUNTRY CLUB DRIVE
 City/State/Zip: CHILLICOTHE, MO 64601

BUYER (GRANTEE) INFORMATION

(required)

Print Name: Walter R. Armas
 Address: P. O. Box 572
 City/State/Zip: Eureka, NV 89316

COMPANY/PERSON REQUESTING RECORDING (required if not the Seller or Buyer)

Company Name: STEWART TITLE OF Northeastern Nevada Escrow No.: 06271813
 Address: 665 Campton St. ~ PO Box 150214
 City/State/Zip: Ely, NV 89315

STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number(s):
 a) 001-022-17
 b) _____
 c) _____
 d) _____

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument No.:	<u># 206288</u>
Book:	<u>443</u>
Page:	<u>76-79</u>
Date of Recording:	<u>9-29-06</u>
Notes:	_____

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

3. Total Value/Sales Price of Property \$ 29,500.00
 Deed in Lieu of Foreclosure Only (Value of Property) \$ _____
 Transfer Tax Value \$ 29,500.00
 Real Property Transfer Tax Due: \$ 115,051.54-05

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 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: X Robert G. Dyer Capacity: GRANTOR
 Signature: X Margaret Ann Dyer Capacity: GRANTOR

SELLER (GRANTOR) INFORMATION
 (required)
 Print Name: Robert G. Dyer
 Address: 1808 COUNTRY CLUB DRIVE
 City/State/Zip: CHILLICOTHE, MO 64601

BUYER (GRANTEE) INFORMATION
 (required)
 Print Name: Walter R. Armas
 Address: P. O. Box 572
 City/State/Zip: Eureka, NV 89316

COMPANY/PERSON REQUESTING RECORDING (required if not the Seller or Buyer)
 Company Name: STEWART TITLE OF Northeastern Nevada Escrow No.: 06271813
 Address: 665 Campton St. ~ PO Box 150214
 City/State/Zip: Ely, NV 89315