

DOC # 0224033

04/18/2013

01:15 PM

APN: 02-013-07

Official Record

Recording requested By
BARBARA INAMA TORINEN

Grantee's Address:
Billey M. Winn
404 4th Street
Crescent Valley, NV 89821

Eureka County - NV
Mike Rebaleati - Recorder

Fee: \$19.00 Page 1 of 6
RPTT: Recorded By: FES
Book- 548 Page- 0363



GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made and entered into as of the 28
day of March, 2013, by and between **SONIA T.B. WINN**, ("Grantor"),
and **BILLEY M. WINN**, a single man, ("Grantee");

W I T N E S S E T H:

That the said Grantor 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 consideration to it in hand
paid by the said Grantee, receipt whereof is hereby acknowledged,
does by these presents grant, bargain, sell and convey unto the
said second party, and to her heirs, successors and assigns,
forever, all of her one-half joint tenancy interest in that
certain real property situate in the County of Eureka, State of
Nevada, and more particularly described as follows, to-wit:

Lot 6, Block 17, Crescent Valley Ranch & Farms,
Unit 1, Eureka County Records.

TOGETHER with all water, water rights, water
applications and water permits or privileges,
connected with, belonging, appurtenant or incident
to the lands hereby conveyed or used in connection
with all or any part of the above-described
premises, or used or usable in connection
therewith, and all dams, reservoirs and ditches,
canals or other works for storage or carrying of
water now owned by the grantor, or in which he now
has or may hereafter acquire any interest, and all
applications now pending in the office of the
state Engineer of the State of Nevada, for any and
all waters to be used in connection therewith;
also all water rights of every kind, nature and
description owned by the Grantor, or in which he

has an interest, including all stockwatering rights, privileges or permits.

TOGETHER with any and all buildings and improvements situate thereon.

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

SUBJECT to any and all exceptions, reservations, restrictions, restrictive covenants, assessments, easements, rights and rights of way of record.

TO HAVE AND TO HOLD the said premises, together with the appurtenances unto the said party of the second part, and to his heirs, successors and assigns forever.

IN WITNESS WHEREOF, the said first party has hereunto set its hand the day and year first above written.

Sonia T. B. Winn by Ada Osborne

SONIA T.B. WINN

by and through her attorney-in-fact, Ada Osborne, by Power of Attorney recorded as Doc #0223859 in the Official Records of the Eureka County Recorder's Office, on March 7, 2013.

ACKNOWLEDGEMENT

STATE OF NEVADA)
 : ss.
COUNTY OF ELKO)

On the 28 day of March, 2013, personally appeared before me, a Notary Public, ADA OSBORNE, personally known (or proved) to me to be the person whose name is subscribed to the above instrument who acknowledged that she executed the instrument, and who provided to me a fully executed and acknowledged Power of Attorney executed by Sonia T.B. Winn appointing Ada Osborne the power to sell the real property and mobile home described in the above document, copy attached.

Megan A. Stump
NOTARY PUBLIC



DOC # 0223859

03/07/2013

01:57 PM

Official Record

Recording requested By
TORVINEN & TORVINEN

Eureka County - NV

Mike Rebaleati - Recorder

Fee: \$16.00

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RPTT:

Recorded By: LLH

Book- 548 Page- 0032

Recording requested by
Return to:

TORVINEN & TORVINEN, LAWYERS
225 Silver Street, Suite 105
Elko, NV 89801



0223859

* * * * *

POWER OF ATTORNEY

Sonia T.B. Winn

March 1, 2013



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POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

That I, SONIA T.B. WINN, of Crescent Valley, Nevada, do by these presents appoint my daughter, ADA OSBORNE my attorney in fact, for me, and in my name and for my use and benefit to demand, sue for, collect, and receive all such sums of money, debts, dues, accounts, legacies, bequests, interests, dividends, annuities, and demands whatsoever, as are now or shall hereafter become due, owing, payable, or belonging to me and have, use and take all lawful ways and means in my name or otherwise for the recovery thereof by attachment, arrest, or otherwise, and to compromise and agree for the same, and to make and deliver discharges for the same for and in my name; to contract for, purchase, receive and take lands, tenements, and hereditaments, and accept the seizing and possession of all lands, and all deeds and other assurances in the law therefor, and to lease, let sell, release, convey, mortgage, convey by way of deed of trust, and hypothecate lands, tenements, and hereditaments upon such terms and conditions, and under such covenants as my said attorney shall think fit; also to bargain for, buy, deal in and with goods, wares, and merchandise, choses in action, and other property in possession or in action, and to do every kind of business of whatever kind or nature; and also for and in my name and as my act and deed to make, sign, seal, execute, acknowledge, and deliver deeds, leases and assignments of lease, covenants, indentures, agreements, mortgages, deeds of trust and reconveyances thereunder, hypothecations, bottomries, charter-parties, bills of lading, bills, bonds, notes, receipts, evidences of debt, releases and satisfaction of mortgage, judgments, and other debts, and such other instruments in writing of whatever kind and nature as may be necessary, convenient, or proper in the premises including assignments of accounts receivable, notes of the expected assignments of such accounts, and cancellation of such notices; also, in case of loss by fire, or otherwise, to adjust insurance losses.

I particularly give my attorney in fact full power to deal with, including the power to sell, convey and even mortgage, my real property located in Crescent Valley, Nevada and the unincorporated area of Eureka County, Nevada, more particularly described as: Lot 6, Block 17 Crescent Valley Ranch & Farms, Unit 1. APN: 02-013-07.

I particularly give my attorney in fact full power to deal with, including have checks issued from, to make withdrawals from, to use as collateral, to make deposits into my account or accounts with Wells Fargo bank, including but not limited to, my

general checking account, account number ending in "5931"

GIVING UNTO MY SAID ATTORNEY full power to perform every act and thing which my said attorney may think necessary to be done in and about the premises, as fully to all intents and purposes as I might or could do if personally present, hereby ratifying and confirming all that my said attorney shall lawfully do or cause to be done by virtue of these presents.

IN WITNESS WHEREOF, I have hereunto set my hand the 1 day of ~~February~~, 2013
March

STBW

Sonia T.B. Winn

SONIA T.B. WINN

ACKNOWLEDGEMENT

PERSONALLY APPEARED this 1st day of ~~February~~, 2013, *March 07*
before me, a Notary Public, SONIA T.B. WINN, who first proving her identity to me with picture identification, acknowledged that she has signed the Power of Attorney set forth hereinabove, freely and voluntarily and for the purposes set forth therein.

Cara L Johnson
NOTARY PUBLIC



0223859

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