

Lincoln County

JOINT TENANCY DEED

THIS INDENTURE made this 5<sup>TH</sup> day of April, A.D. 1974, between Mary A. Montgomery, a widow, the party of the first part, and John M. Stratton and Nikki L. Stratton, husband and wife, of Pioche, Nevada, as joint tenants and not tenants in common, with right of survivorship, the parties of the second part,

WITNESSETH: That the said party of the first part in consideration of the sum of Ten dollars (\$10.00) lawful money of the United States of America, and other and further valuable consideration, to her paid by the said parties of the second part, the receipt whereof is hereby acknowledged, does by these presents, GRANT, BARGAIN, Sell unto the said parties of the second part, as Joint Tenants and not as Tenants in Common, and to the survivor of them and the heirs and assigns of such survivor forever, all that certain lot, pieces or parcels of land situate in the town of Pioche, County of Lincoln, State of Nevada, and bounded and described as follows, to-wit:

A rectangular parcel of land, measuring 20 feet by 80 feet, situate in Block 5 of the Pioche Townsite, as shown on the official map of Pioche, and further described by metes and bounds, as follows, to-wit:

BEGINNING at a point which bears S. 1°08' E. a distance of 1246.90 feet from the northeast corner of Section 22, T1N., R.67E., MDB&M., thence N. 86°00' W. a distance of 180.00 feet to a point; thence S. 4°00' W. a distance of 120.00 feet to a point; thence S. 86°00' E. a distance of 130.00 feet to the northwest corner of the subject parcel, the true point of beginning; thence S. 86°00' E. a distance of 20.00 feet to a point; thence S. 4°00' W. a distance of 80.00 feet to a point; thence N. 86°00' W. a distance of 20.00 feet to a point; thence N. 4°00' E. a distance of 80.00 feet to the true point of beginning; said parcel contains an area of 0.04 of an acre (1600 square feet, more or less, Also

The East 60 feet of lot numbered thirty-six (36) of Block Five (5) of the Pioche Mines Consolidated, Inc. Addition, Supplement "B" to the official plat of the town of Pioche, Lincoln County, Nevada.

Said above two (2) parcels of land comprises one parcel of land 80 feet square, being the East 60 feet of lot 36, Block 5 and the adjoining 20 feet of the Highway maintenance site in said Block 5.

TOGETHER with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversions, remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD all and singular the said premises together with the appurtenances unto the said parties of the second part as Joint Tenants and to the survivor of them and the heirs and assigns of such survivor forever.

DOCUMENTARY TRANSFER TAX	\$ 5.00
COVERING ON FULL VALUE OF PROPERTY CONVEYED	
ON THE BASIS OF FULL VALUE LESS DEFERRED AND ENCUMBRANCES REMAINING AT TIME OF SALE	
Signature of Deedmaker	J. K. B. [Signature]
Signature of Deedee	[Signature]
Notary Public	[Signature]

IN WITNESS WHEREOF the said party of the first part has hereunto set her hand as of the day and year first above written.

Mary A. Montgomery  
Mary A. Montgomery

STATE OF UTAH )  
                  ) ss.  
County of Iron )

On this 5<sup>TH</sup> day of April, A.D. 1974, before me a Notary Public in and for said county and state, personally appeared Mary A. Montgomery, known to me to be the person described in and who executed the foregoing instrument, who acknowledged to me that she executed the same freely and voluntarily and for the uses and purposes therein mentioned.

Michelle [Signature]  
Notary Public

My commission expires  
JUNE 19, 1977

No. 54217  
FILED AND RECORDED AT REQUEST OF  
NEVADA NATIONAL BANK  
APRIL 9, 1974  
AT 20 MINUTES PAST 3O'CLOCK  
P.M IN BOOK 9 OF OFFICIAL  
RECORDS, PAGE 617 LINCOLN  
COUNTY, NEVADA.

[Signature]  
COUNTY RECORDER