

Affix R.P.T.T. \$ 12.10

# GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That LLOYD R. LEE and MARY S. LEE, husband and wife

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to EDDIE R. BOZARTH and JACQUELINE B. BOZARTH, husband and wife as joint tenants

all that real property situated in the \_\_\_\_\_ County of Lincoln State of Nevada, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF.

- SUBJECT TO:
- (1) Taxes for the fiscal year 1974-75.
  - (2) Rights, rights of way, reservations, restrictions, conditions and easements now of record.

Together with all and singular the tenements, hereditaments and appurtenances therunto belonging or in anywise appertaining.

Witness OUR hand at this 15th day of August, 1974

STATE OF NEVADA }  
COUNTY OF CLARK } SS.

Lloyd R. Lee  
Lloyd R. Lee

Mary S. Lee  
Mary S. Lee

On August 16, 1974 personally appeared before me, a Notary Public, Lloyd R. Lee and Mary S. Lee

who acknowledged that they executed the above instrument.

Signature James R. Zellers  
(Notary Public)  
(Notarial Seal)

Notary Public - State of Nevada  
CLARK COUNTY  
JAMES R. ZELLERS  
MY COMMISSION EXPIRES MAY 28, 1973

ESCROW NO. ) R 363549 JZ  
ORDER NO. )  
WHEN RECORDED MAIL TO: Eddie R. Bozarth, et ux  
P.O. Box 503, Caliente, Nevada 89008

No. 54934  
FILED AND RECORDED AT REQUEST OF  
Wester Title Ins. Co.  
August 20, 1974  
AT 1 MINUTES PAST 1 O'CLOCK  
PM IN BOOK 11 OF OFFICIAL  
RECORDS, PAGE 204 LINCOLN  
COUNTY, NEVADA.

Christine Delaney  
COUNTY RECORDER

EXHIBIT "A"

That portion of the East Half (E 1/2) of the East Half (E 1/2) of the Northwest Quarter (NW 1/4) of Section 8, Township 4 South, Range 67 East, M.D.B. & H., situated in the City of Caliente, Nevada, and more particularly described as follows:

Commencing at the center of said Section 8; thence North along the East line of said Northwest Quarter (NW 1/4), 1,624.41 feet; thence West at right angles to said East line, 514.50 feet to the true point of beginning; thence North, parallel with said East line, 54.13 feet; thence West at right angle at right angles, 121.00 feet; thence South 54.13 feet along a line parallel with and distant East 24.00 feet, measured at right angles from the West line of said East Half (E 1/2) of the East Half (E 1/2) of the Northwest Quarter (NW 1/4); thence East at right angles to said parallel line 121.00 feet to the true point of beginning, and commonly known as house No. 24 of Railroad row.

EXCEPTING AND RESERVING, all minerals and all mineral right of every kind and character now known to exist or hereafter discovered, including without limiting the generality of the foregoing, oil and gas and rights thereto, together with the sole, exclusive, and perpetual right to explore for, remove and dispose of said minerals by means or methods suitable to first party, its successors and assigns, but without entering upon or using the surface of the lands hereby conveyed, and in such manner as not to damage the surface of said lands or to interfere with the use thereof; as disclosed by deed from Los Angeles and Salt Lake Railroad Company (formerly San Pedro, Los Angeles and Salt Lake Railroad Company) to Union Pacific Railroad Company, recorded September 15, 1959 in Book K-1 of Deeds page 221, Records of Lincoln County, Nevada.