

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made this 8 day of March A.D. 1977 between Joe V. Higbee, the party of the first part,

and E. Edwin Higbee, Hiko, Nevada, the party 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, the receipt whereof is hereby acknowledged, do by these presents, GRANT, BARGAIN, AND SELL unto the said party of the second part and to their heirs, successors and assigns forever, all that certain lot, piece, or parcel of land situate in Pahrnagat Valley, County of Lincoln, State of Nevada, and bounded and described as follows, to-wit:

3 acres of land in the Southwest quarter (SW $\frac{1}{4}$ ) of the Northeast quarter (NE $\frac{1}{4}$ ) of Section 32, Township 6 South, Range 61 East MDB&M known as the John W. Richard Desert Land Entry.

Starting at the center  $\frac{1}{4}$  corner of Section 32, T6S, R61E MDB&M, thence S88 $^{\circ}$ -41'-25"E 816.06 feet to the true point of beginning, thence N16 $^{\circ}$ -30'-34"W, 525.00 feet, thence S88 $^{\circ}$ -41'-25"E, 271.12 feet, thence Southeasterly 519.22 feet along the West right of way U.S. Highway No. 93, thence N88 $^{\circ}$ -41'-25"W 299.31 feet to the true point of beginning. 25 foot easement across property to Highway 93. Present access road runs east-west.

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 part of the second part, and to heirs, successors and assigns forever.

IN WITNESS WHEREOF the said parties of the first part have hereunto set their hands as of the day and year first above written.

*Joe V. Higbee*  
Joe V. Higbee

STATE OF NEVADA) ss  
COUNTY OF LINCOLN)

On this 8 day of March A.D. 1977, before me, a Notary Public in and for said County and State, personally appeared Joe V. Higbee, known to me to be the person described in and who executed the foregoing instrument, who (Jointly and severally) acknowledged to me that he executed the same freely and voluntarily and for the uses and purposes therein mentioned.

59241

FILED - S. REQUIRED AT REQUEST OF  
E. EDWIN HIGBEE  
MARCH 9 1977  
AT 30 MINUTES PAST 11 O'CLOCK  
A. M. N. 1977 OF OFFICIAL  
REC. OF STATE 383 LINCOLN  
COUNTY NEVADA

*E. Edwin Higbee*  
COUNTY REC'D

*E. Edwin Higbee*  
Notary Public  
My Comm. Expires 03/01/1977