

As R. P. T. T. \$24.20

# GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That JAMES LENGLE, DOUGLAS BRYANT, RAYMOND HALE and ROBERT GROESBECK

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to RICHARD H. GARDNER, a single man

all that real property situated in the \_\_\_\_\_ County of Lincoln

State of Nevada, bounded and described as follows:

See EXHIBIT "A" attached hereto and made a part hereof.

SUBJECT TO:

1. All general and special taxes for the fiscal year 1978-79, not yet payable.
2. Also subject to covenants, conditions, restrictions, reservations, rights of way and easements of record if any.
3. Also subject to a Deed of Trust of record in the original amount of \$33,000.00.

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

Witness our hand s this 14th day of August, 1978

STATE OF NEVADA }  
COUNTY OF \_\_\_\_\_ } SS.

James Lengle  
JAMES LENGLE  
Douglas M. Bryant  
DOUGLAS BRYANT  
Raymond H. Hale  
RAYMOND HALE  
Robert Groesbeck  
ROBERT GROESBECK

On October 20, 1978  
personally appeared before me, a Notary Public, James Lengle, Douglas Bryant, Raymond Hale and Robert Groesbeck

who acknowledged that they executed the above instrument.

Signature Jean Burroughs  
(Notary Public)

(Notarial Seal)  
Notary Public-State of Nevada  
CLARK COUNTY  
Jean Burroughs  
My Commission Expires Sept. 30, 1981

ESCROW NO. ) 78-7743 BTL  
ORDER NO. )  
WHEN RECORDED MAIL TO: Mr. Richard H. Gardner  
3317 Lone Mountain, North Las Vegas, Nv. 89030

No. **63493**  
FILED AND RECORDED AT REQUEST OF  
**Land Title of Nev. Inc.**

Dec. 29, 1978  
AT 1 MINUTES PAST 4 O'CLOCK  
P.M. IN DOCK 29 OF OFFICIAL  
RECORDS, PAGE 406 LINCOLN  
COUNTY, NEVADA.

David R. ...  
COUNTY RECORDER

## EXHIBIT "A"

That portion of the South Half (S $\frac{1}{2}$ ) of Section 16, Township 7 South, Range 61 East, M.D.M., more particularly described as follows:

Beginning at the Southwest corner of the Southeast Quarter (SE $\frac{1}{4}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) of said Section 16; thence North along the West line thereof, a distance of 1320 feet, more or less, to the Northwest Corner of said Southeast Quarter (SE $\frac{1}{4}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) thence East along the North line thereof, a distance of 297 feet, more or less to the intersection of the North line of the Southeast Quarter (SE $\frac{1}{4}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) with the centerline of an existing road; thence Northerly along said centerline of the road, a distance of 290 feet, more or less, to the intersection of said road with the centerline of a creek; thence Southeasterly along said centerline of the creek to a point on the South line of said Section 16; thence West along said South line a distance of 1850 feet, more or less, to the TRUE POINT OF BEGINNING.

Together with a right of way and easement with the right of ingress and egress over and across the following described parcel.

An Easement for ingress and egress over and across the Northwesterly ten (10) feet of the following described property.

That portion of the South Half (S  $\frac{1}{2}$ ) of Section 16, Township 7 South, Range 61 East, M.D.M., more particularly described as follows:

COMMENCING at the Southwest Corner of the Northeast Quarter (NE  $\frac{1}{4}$ ) of the Southwest Quarter (SW  $\frac{1}{4}$ ) of said Section 16; thence East along the South line of the Northeast Quarter (NE  $\frac{1}{4}$ ) of the Southwest Quarter (SW  $\frac{1}{4}$ ) a distance of 297 feet, more or less, to the intersection of the South line of said Northeast Quarter (NE  $\frac{1}{4}$ ) of the Southwest Quarter (SW  $\frac{1}{4}$ ) of said Section 16 with the centerline of an existing road; thence Northeasterly along said centerline of road to the point of intersection with the centerline of an existing creek; said point also being the TRUE POINT OF BEGINNING; thence continuing Northeasterly along said centerline of the road, and its extension thereof, a distance of 1056 feet, more or less, to a point on the Southwesterly Right of Way line of U.S. Highway No. 93; thence Southeasterly along said Right of Way line, a distance of 1023 feet, more or less, to the intersection of the Southwesterly Right of Way line of said Highway 93 with an existing fence line; thence Southwesterly along said fence line a distance of 858 feet, more or less, to the point of the centerline of creek; thence Northwesterly along said centerline of a creek a distance of 1056 feet, more or less, to the TRUE POINT OF BEGINNING.

Together with a right of way and easement with the right of ingress and egress over and across the following described parcel.

An easement for ingress and egress over and across the Southeasterly ten (10) feet of the following described property:

That portion of Section 16, Township 7 South, Range 61 East, M.D.M., more particularly described as follows:

COMMENCING at the West Quarter corner of said Section 16; thence East along the North line of the South Half (S  $\frac{1}{2}$ ) of said Section 16 to the centerline of a Creek, said point also being the TRUE POINT OF BEGINNING; thence Southeasterly along said centerline of Creek to the point of intersection of centerline of Creek with the centerline of an existing road; thence Northeasterly along centerline of said road to a point on the Southwesterly right-of-Way line of U.S. Highway No. 93; thence Northwesterly along said Right of Way line to a point on the North line of the South Half (S  $\frac{1}{2}$ ) of said Section 16; thence West along said line to the TRUE POINT OF BEGINNING.