

GRANT, BARGAIN AND SALE DEED

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THIS INDENTURE, made the 16<sup>th</sup> day of June, 1981, between the CITY OF CALIENTE, a Municipal Corporation of the State of Nevada, party of the first part and hereinafter referred to as "Grantor", and STEVE T. SENDLEIN, an unmarried man, party of the second part and hereinafter referred to as "Grantee";

W I T N E S S E T H:

That the said Grantor, for and in consideration of the sum of One Dollar (\$1.00), lawful money of the United States of America, and other good and valuable considerations, the receipt whereof is hereby acknowledged, does hereby grant, bargain and sell unto said Grantee and to his heirs and assigns forever, an undivided one-half interest in and to the following described lot, piece or parcel of land situate, lying and being in the County of Lincoln, State of Nevada, and bounded and particularly described as follows, to-wit:

Beginning at a point (1) from which the Northwest Corner of Section 8, Township 4 South, Range 67 East, M.D.B.&M., bears N. 49° 56' 46" W., a distance of 3,555.79 feet, more or less; thence S. 30° 03' E. a distance of 365.20 feet, more or less, to the Southwest Corner (2); thence N. 59° 57' E., a distance of 200.00 feet, more or less, to the Southeast Corner (3); thence N. 30° 03' W., a distance of 365.20 feet, more or less, to the Northwest Corner (4); thence S. 59° 57' W., a distance of 200.00 feet, more or less, to the Northwest Corner (1) which is the point of beginning. Said parcel contains 1.68 acres, more or less.

TOGETHER WITH ALL AND SINGULAR, the tenements, hereditaments and appurtenances thereunto belonging and in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD, ALL AND SINGULAR, the said premises, together with the appurtenances, unto the said Grantee and to his heirs and assigns forever.

*ind*

1 The conveyance of the hereinabove described property  
2 is subject to the following restrictions, exceptions and covenants:

3 1. The Grantee herein must begin construction of any  
4 commercial enterprise to be conducted upon the property within  
5 one year from the date hereof.

6 2. The Grantee herein shall execute and deliver to  
7 Grantor herein a Quitclaim Deed to be held in escrow by Grantor  
8 or a designated escrow agent pending Grantee's compliance with  
9 restriction, exception and covenant No. 1 hereinabove, failing  
10 compliance with which within the time specified, said escrow  
11 agent shall thereupon deliver said Quitclaim Deed to Grantor,  
12 the CITY OF CALIENTE, Nevada.

13 3. The foregoing restrictions, covenants and except-  
14 ions are, and shall be, construed to be covenants running with  
15 the land and not personal.

16 IN WITNESS WHEREOF, the party of the first part has  
17 hereunto caused the foregoing to be executed by it's duly author-  
18 ized officers the day and year first above written.

19 CITY OF CALIENTE

20 By Keith Larson  
21 Mayor

22 ATTEST:

23 Carol A. Rosenlund  
24 City Clerk

25 State of Nevada. }  
26 County of Lincoln. } ss.

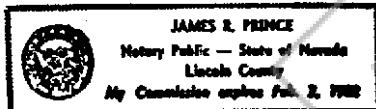
27 On June 16, 1981, personally appeared  
28 before me KEITH LARSON and CAROL A. ROSENLUND, known to me to be  
29 the Mayor and City Clerk, respectively, of the municipal corpora-  
30 tion which executed the foregoing instrument, and upon oath did  
31 depose and say that they are the officers of said corporation;  
32 that the signatures to said instrument were made by officers of

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ELY, NEVADA 89301  
299-4481

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1 said corporation as indicated after said signatures; that the  
2 seal affixed to said instrument is the corporate seal of said  
3 corporation; and that the said corporation executed the said  
4 instrument freely and voluntarily and for the uses and purposes  
5 therein mentioned.

6 IN WITNESS WHEREOF, I have hereunto set my hand and  
7 affixed my official seal the day and year last above written.



*James R. Prince*  
Notary Public

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FILED AND RECORDED AT REQUEST OF  
*Steve T. Sendlein*  
*January 31, 1983*  
AT *12* MINUTES PAST *3* O'CLOCK  
*PM* IN BOOK *53* OF OFFICIAL  
RECORDS, PAGE *451* LINCOLN  
COUNTY, NEVADA  
YURIKO SETZER  
*Cliff R. ...*  
COUNTY CLERK

-3 and last-

C. E. HORTON  
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259-4431

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