

JOINT TENANCY GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made the \_\_\_\_\_ day of \_\_\_\_\_, 1988, by and between JILL RIPPETOE, party of the first part and hereinafter referred to as "Grantor", and JILL RIPPETOE, BRIAN EDWARD KEARNEY, and KENDALL RIPPETOE, mother and children, as Joint Tenants, parties of the second part and hereinafter referred to as "Grantees";

W I T N E S S E T H:

That the said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) 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 Grantees, in joint tenancy and to the survivor of them and to the heirs of such survivor forever, all those certain lots, pieces or parcels of land situate, lying and being in the County of Lincoln, State of Nevada, and bounded and particularly described as follows, to-wit:

A parcel of land situate in the Southeast corner of Lot numbered Three (3) in Block numbered Seventeen (17) of said town of Panaca, described as follows:

Beginning at the Southwest Corner of said Lot Three (3) and running thence Easterly along the street line a distance of 125 feet, thence running at right angles Northerly 165 feet, thence running at right angles Westerly 125 feet to the Westerly boundary line of said Lot 3, thence running Southerly along said Westerly boundary line distance of 165 feet to the point of beginning, as said lot and block are shown on the official plat of said town of Panaca, now on file in the County Recorder's Office. Also, any and all improvements and building situate thereon.

Lot Three (3) in Block Seventeen (17) in the town of Panaca, County of Lincoln, State of Nevada, excepting therefrom the following described parcel, to-wit: beginning at the southwest corner of said Lot 3, thence North 165 feet, thence east 125 feet, thence south 165 feet, thence west 125 feet to the point of beginning. Including one wooden house used as a residence, one wooden storage shed and two shares of irrigation water.

LAW OFFICES  
GARY D. FAIRMAN  
A PROFESSIONAL CORPORATION  
737 AVENUE G - P. O. BOX 8  
ELY, NEVADA 89301  
(702) 288-4432

1 TOGETHER WITH ALL AND SINGULAR, the tenements, heredi-  
2 taments and appurtenances thereunto belonging and in anywise  
3 appertaining, and the reversion and reversions, remainder and  
4 remainders, rents, issues and profits thereof.

5 TO HAVE AND TO HOLD, ALL AND SINGULAR, the said  
6 premises together with the appurtenances, unto the said Grantees,  
7 as joint tenants and not as tenants in common, and to the heirs,  
8 of the survivor of them forever.

9 IN WITNESS WHEREOF, the said Grantor has hereunto set  
10 her hand the day and year first above written.

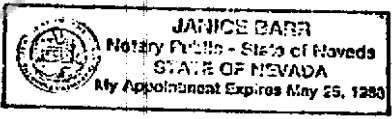
11 Jill Rippetoe  
12 JILL RIPPEOTOE

13 STATE OF NEVADA, )  
14 County of Lincoln. ) ss.

15 On this 19th day of April, 1988, personally  
16 appeared before me, a Notary Public in and for said County and  
17 State, JILL RIPPEOTOE, known to me to be the person described in  
18 and who executed the foregoing Joint Tenancy Grant, Bargain and  
19 Sale Deed, who acknowledged to me that she executed the same  
20 freely and voluntarily and for the uses and purposes therein  
21 mentioned.

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

24 Janice Barr  
25 NOTARY PUBLIC



26 No. 88649  
27 FILED AND RECORDED AT REQUEST OF  
28 Jill Rippetoe  
29 21 April 1988  
30 AT 45 MINUTES PAST 9 O'CLOCK  
31 A M IN BOOK 79 OF OFFICIAL  
32 RECORDS, PAGE 421 LINCOLN  
COUNTY, NEVADA.  
Frank C. Hulce  
COUNTY RECORDER  
Frank C. Hulce

-2 and last-

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