

JOINT TENANCY DEED

THIS INSTRUMENT made this 20th day of May, A.D. 1988, between John Franks and Patsy Franks, the parties of the first part, and Tom W. Scales and Cheryl Scales, husband and wife as Joint Tenants with right of survivorship, the parties of the second part,

WITNESSETH: That the said parties of the first part in consideration of the sum of One Dollar, lawful money of the United States of America, and other and further valuable consideration to them paid by the parties of the second part, the receipt whereof is hereby acknowledged, do by these presents, GRANT, BARGAIN and SELL, unto the said parties of the second part, as Joint Tenants and not as tenants in Common, and to the survivor of them and the heirs and assigns of such survivor forever, all that certain property situate in the town of Pioche, County of Lincoln, State of Nevada, and bounded and described as follows, to-wit:

That certain parcel of land situate in the Southwest quarter (SW¹) of Section 15, Township 1 North, Range 67 East, Mount Diablo Base and Meridian, and further described as follows, to-wit:

That certain parcel of land shown as Parcel No. 11 on Parcel Map of a portion of the SW¹ of Section 15, T1N., R67E., NDB&M., prepared at the instance of John and Patsy Franks, which map is recorded in Book "1-A" of Plats on page 274 in the office of the County Recorder of Lincoln County, Nevada, and to which plat reference is hereby made for further particular description.

Subject to a 20 foot easement for roadway and utilities on the north side and also on the South side of this parcel.

Also subject to a 60 foot wide easement for roadway and utilities on the East side of this parcel.

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 parties of the second part as Joint Tenants and to the survivor of them and the heirs and assigns of such survivor 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.

STATE OF NEVADA)
)ss.
COUNTY OF LINCOLN)

John Franks
John Franks
Patsy Franks
Patsy Franks

On this 20th day of May, A.D. 1988, before me a Notary Public in and for said county and state, personally appeared John Franks and Patsy Franks, known to me to be the persons described in and who executed the foregoing instrument, who acknowledged to me that they executed the same.

Peggy F. Little
Notary Public



NOTARY PUBLIC
STATE OF NEVADA
County of Clark
PEGGY F. LITTLE
My Appointment Expires July 29, 1991

COPY

No. 88898

FILED AND RECORDED AT THE OFFICE OF
John Franks

May 27, 1988

A. 15 MINUTES 9

A. 80

76

COUNTY, IDAHO.

FRANK C. HULSE

COUNTY CLERK

By Mara Cordia Deputy