

GRANT, BARGAIN AND SALE DEED  
WITH CONDITIONAL REVERTER

1  
2  
3 THIS INDENTURE WITNESSETH: That LAMPLIGHTER, INC., a  
4 Nevada Coporation, as Grantor, do hereby Grant, Bargain, Sell and  
5 Convey to THE BOARD OF COUNTY COMMISSIONERS, ex rel., County of  
6 Lincoln, State of Nevada, as Grantees, for no taxable con-  
7 sideration as a gift for public purposes, that property situate in  
8 the Town of Pioche, County of Lincoln, State of Nevada more par-  
9 ticularly described as:

10 Beginning at a point S 38°42'56" W, 22.01 ft  
11 along the S.E. R/W line of Main Street from  
12 the N.W. corner of Lot 7, Block 18, Pioche  
13 Town Plat, Lincoln County, Nevada; thence S  
14 55°15'00" E, 83.05 ft along the Northeast wall  
15 line of the Pioche Opera House; thence S  
16 19°20'17" W, 29.65 ft along the West line of  
17 Cornwall Row and East line of Block 18; thence  
18 N 55°07'03" W, 92.90 ft along a line between  
19 the Gem Theater and Opera House; thence N  
20 38°42'56" E, 28.44 ft along the Southeast  
21 right-of-way line of Main Street to the point  
22 of beginning. Containing 0.058 acres of land.

23 TOGETHER WITH any right title and interest without  
24 warranty that Grantor may have in the land occupied by that  
25 building known as the Thompson Opera House in and on that street  
26 or alley known as Cornwall Row.

27 Grantor reserves a reverter to the effect that if the  
28 monies or means to restore the building located on the deeded  
premises and known as Thompson Opera House are not obligated to  
the Grantees or a public entity of County of Lincoln within  
twenty-four months (24) from date the subject property will  
revert to Grantor without reservation and free and clear of  
Grantees or persons claiming under them.

The described property is granted together with all

1 improvements thereon, subject, however, to right of access for  
2 operation, use and maintenance of the heating plant located in  
3 said Opera House which furnishes heat to the Gem Theater.  
4 Subject to rights-of-ways, reservations and restrictions of  
5 record.

6 WITNESS my hand this 18<sup>th</sup> day of December, 1991.

8 LAMPLIGHTER, INC.

9  
10 By: [Signature]  
11 PRESIDENT

12 Attest:

13 [Signature]  
14 Secretary, LAMPLIGHTER, INC.

15  
16 STATE OF NEVADA )  
17 ) ss.  
18 COUNTY OF LINCOLN )

19 On 18<sup>th</sup> December 1991, before me a  
20 Notary Public in and for said County and State, appeared,  
21 [Signature], proven to me to be the  
22 President of Lamplighter Inc, a Nevada Corporation, who executed  
23 the foregoing instrument, who acknowledged to me that he executed  
24 the same freely and voluntarily and for the uses and purposes  
25 therein mentioned.

26 **097911**  
27 AND RECORDED AT REQUEST OF  
28 Lincoln County Commissioners  
December 23, 1991  
AT ALL MOUNTAIN PART 4, GOSPER  
PAIN SOCK 100 OF OFFICIAL  
RECORDS, PAGE 16 LINCOLN  
COUNTY, NEVADA

[Signature]  
NOTARY PUBLIC

YURIKO SETZER  
COUNTY RECORDER  
By: [Signature], Deputy