

11.25

GRANT, BARGAIN AND SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

JAMES L. WADSWORTH and KATHLEEN V. WADSWORTH, HUSBAND AND WIFE

do(es) hereby GRANT, BARGAIN and SELL to

DEVON S. PORTER and JULENE K. PORTER, HUSBAND AND WIFE AS JOINT TENANTS

the real property situate in the County of **LINCOLN** State of Nevada, described as follows:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: JULY 26, 1994

James L. Wadsworth

JAMES L. WADSWORTH
Kathleen V. Wadsworth

KATHLEEN V. WADSWORTH

STATE OF Nevada)
County of Lincoln) ss.

On July 26, 1994 personally appeared before me, a Notary Public,
James L. Wadsworth
Kathleen V. Wadsworth

personally known or proved to me to be the persons whose names are subscribed to the above instrument, who acknowledged that he/she/they executed the above instrument.

Frank I. Apodaca

Notary Public
My Commission expires:



FRANK I. APODACA
Notary Public - Nevada
Lincoln County
My appt. exp. Apr. 27, 1998

RECORDING REQUESTED BY:
COW COUNTY TITLE CO.
Order No.: 19010523
WHEN RECORDED MAIL TO:

SPACE BELOW THIS LINE FOR RECORDER'S USE

DEVON S. PORTER
P.O. BOX 63
PANACA, NV 89042.

EXHIBIT "A"

A portion of Lot 3 and 4 in Block 14 in the Town of Panaca, County of Lincoln, State of Nevada as shown on the Official Map thereof recorded in the Book of Plats, page 34, Lincoln County, Nevada records, more particularly described as follows:

Parcel 3 of that certain parcel map recorded November 4, 1993 in the Office of the County Recorder of Lincoln County, Nevada in Book A of Plats, page 394 as File No. 101142, Lincoln County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 1993 - 1994: 02-173-07

RESERVING UNTO THE GRANTOR HEREIN A 4 FOOT EASEMENT FOR CONSTRUCTION, MAINTENANCE, AND REPAIR OF AN IRRIGATION PIPELINE AND/OR DITCH, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS TO MAINTAIN SAME OVER THE NORTH AND EAST PROPERTY LINES.

THE ABOVE PROPERTY IS CONVEYED TO THE GRANTEE HEREIN SUBJECT TO THE FOLLOWING COVENANTS AND RESTRICTIONS:

- A) THE PLACEMENT OF TRAILERS ON SAID LAND SHALL BE LIMITED TO A PERIOD OF NOT MORE THAN ONE YEAR AND FOR THE SOLE PURPOSE OF A TEMPORARY RESIDENCE DURING THE COURSE OF CONSTRUCTION OF A PERMANENT RESIDENCE.
- B) MANUFACTURED HOUSING "MODULARS" WILL NOT BE PERMITTED ON SAID LAND.
- C) THE RESIDENCE WILL NOT BE LESS THAN 1650 SQUARE FEET WITH A STATED SLOPE OF ROOF.
- D) THESE RESTRICTIONS SHALL APPLY TO THE ADJOINING PROPERTY AND SHALL BE A COVENANT APPURTENANT TO SAID LAND.

102110

RECORDED AT REQUEST OF

Lincoln County Title

July 27, 1994

PLAT 15, MAPS PART 9, VOL

A 110 OFFICIAL

BOOK 285 LINCOLN

COUNTY, NEVADA.

Yuriko Setzer

COUNTY RECORDER

By *Gerlie Boucher*, Deputy

BOOK 110 PAGE 286