

GRANT BARGAIN AND SALE DEED

April 15, 1994

1 THIS INDENTURE: Made this the fifteenth day of April, 1994, By and Between
2 McCrosky Brothers, Max, Howard, Robert E., William L., GRANTOR'S ; with
3 address of H.C.# 74, P.O. Box 172, Pioche Nevada 89043, and;
4 Mr. James M. Avery and Debra R. Avery as Joint tenants as GRANTEE'S; with
5 address of 1640 Chesnut Street, Henderson, Nevada 89015 ;

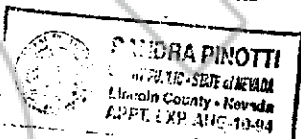
6 WITNESSETH: That said GRANTOR'S, in consideration of \$10,000.00 U.S. Funds
7 the receipt of which is hereby acknowledged, Do by these presents GRANT, BARGAIN
8 and SELL and FOREVER QUITCLAIM the following described property. Warranting
9 this property (Parcel) to be free and clear of all liens or debts, whatsoever;
10 STATE of NEVADA, county of LINCOLN, (EAGLE VALLEY) Township # 1N., R 69E.,
11 Within the SE 1/4 of Section # 10, M.D.B.&M., Recorded as Parcel # 2 of
12 Parcel Map # 101245, in the Lincoln County Records, 12/17/1993, Plat Book
13 # "A", Page 401, Parcel contains 2.408 acres more or less., Granting an
14 easement on the beginning at the SE corner and striking East 70 feet in
15 length and 20 feet in width, (for stock watering) within the SW corner Parcel #
16 THIS IS AN ABSOLUTE CONVEYANCE OF OWNERSHIP, subject only to existing rights of
17 ways or easements of record, (Power line and roadway), both passing through
18 said parcel; UPON MCCROSKY'S RECEIVING FULL PAYMENT OF \$10,000.00, M.M.
19 TOGETHER with the tenements, hereditaments, and appurtenances thereunto
20 belonging to or appertaining to and the revision and the revisions, remainders
21 or remainder, rents, issues, and profits that have been held by said GRANTOR'S
22 in any and all ways or means. To have and to hold said premises together with
23 the appurtenances unto said GRANTEE'S, their heirs or assigns forever.,

24 STATE of NEVADA] SS;
25 COUNTY of LINCOLN

26 On this the 25th day of April 1994, Personally
27 appeared before me a Notary Public for the
28 State of Nevada, County of Lincoln,
Max, Shirley N. Howard, & Linda R. McCrosky
who acknowledge they have executed the above
written document;

Max McCrosky
Max McCrosky
Shirley N. McCrosky
SHIRLEY N. MCCROSKY
Howard McCrosky
HOWARD MCCROSKY
Linda R. McCrosky
LINDA R. MCCROSKY

Sandra Pinotti
Sandra Pinotti


SANDRA PINOTTI
NOTARY PUBLIC - STATE OF NEVADA
Lincoln County - Nevada
APPT. EXP. AUG-19-94

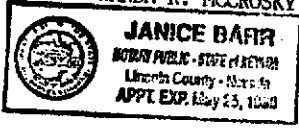
29 Expiration date of my commission 8-10-94.

30 STATE OF NEVADA] SS:
31 COUNTY OF LINCOLN

32 On this 30 day of June 1994, Personally
33 appeared before me a Notary Public for the
34 State of Nevada, County of Lincoln,
35 Robert E., Wanda R., William L. Mary J.,
36 McCrosky who acknowledge they have executed
37 the above written document.

William L. McCrosky
WILLIAM L. MCCROSKY
Mary J. McCrosky
MARY J. MCCROSKY
Robert E. McCrosky
ROBERT E. MCCROSKY
Wanda R. McCrosky
WANDA R. MCCROSKY

Janice Bafir
JANICE BAFFIR


JANICE BAFFIR
NOTARY PUBLIC - STATE OF NEVADA
Lincoln County - Nevada
APPT. EXP. May 23, 1994

38 My Commission expires May 25, 1996

Portion of 6-271-04

102205
FILED AND RECORDED AT REQUEST OF
Tom Dills
Aug 10 1994
7:55 MINUTES PAST 12 O'CLOCK
P.M. IN BOOK 110 OF OFFICIAL
RECORDS, PAGE 413 LINCOLN
COUNTY, NEVADA.
Janice Bafir
COUNTY REC'D