

APN: 03-171-05

GRANT, BARGAIN AND SALE DEED

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

STEVE T. CULVERWELL AND KAREN A. CULVERWELL, husband and wife as Joint Tenants

do(es) hereby GRANT, BARGAIN and SELL to

SETH ALAN HOLLOWAY AND SHERRI LYNN HOLLOWAY, husband and wife as Joint Tenants

the real property situate in the County of **LINCOLN**, State of Nevada, described as follows:

All of Lot Twenty-four (24) and the adjoining Westerly 10.00 feet of Lot Twenty-five (25) of the Amended Rowan Subdivision to the City of Caliente, County of Lincoln, State of Nevada as recorded December 11, 1969 in the Office of the County Recorder of Lincoln County in Book A of Plats, page 78, as File No. 48575, Lincoln County, Nevada records.

EXCEPTING AND RESERVING all minerals and mineral rights of every kind and character now known to exist or hereafter discovered, including with limiting the generality of the foregoing, oil and gas rights thereto, together with the sole, exclusive and perpetual right to explore or remove and dispose of said minerals by any means or methods suitable to the grantor, its successors and any means or methods suitable to the grantor, its successors and assigns, but without entering upon or using the surface of said lands or to interfere with the use thereof by the grantee, its successors and assigns as reserved in numerous Deeds from Union Pacific Railroad Company, recorded in the Official Records of Lincoln County, Nevada records.

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: August 27, 1996

Steve T. Culverwell
STEVE T. CULVERWELL
Karen A. Culverwell
KAREN A. CULVERWELL

STATE OF Nevada
County of Lincoln

On August 27, 1996 personally appeared before me, a Notary Public,
* Steve T. Culverwell and Karen A. Culverwell*

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

C. L. Flavion-Arnhart

Notary Public
My Commission expires: 7-9-99



105844

RECORDING REQUESTED BY:
COW COUNTY TITLE CO.
Order No.: 19013765
WHEN RECORDED MAIL TO:

SETH ALAN HOLLOWAY
P.O. BOX 444
CALIENTE, NEVADA 89008

SPACE BELOW THIS LINE FOR RECORDER'S USE
No. _____

filed and recorded at request of

Cow County Title
August 30, 1996

At 05 minute
Lincoln County

Yuriko Setzer
by Leslie Bouches, deputy

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