

Affix R.P.T.T., § 101.40
APN: 3-121-22

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

GEORGE ROWE and
MELISSA S. ROWE, husband and wife as joint tenants with right of survivorship

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do hereby Grant, Bargain,
Sell and Convey to:

PATRICK R. FITZSIMONS AND MILDRED J. FITZSIMONS,
HUSBAND AND WIFE AS JOINT TENANTS

all that real property situated in the city of CALIENTE County of LINCOLN
State of Nevada, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE
MADE A PART HEREOF FOR LEGAL DESCRIPTION.

SUBJECT TO: 1. Taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights of way and Easements now of record.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Witness My hand S this 17th day of September, 1996

George Rowe
GEORGE ROWE
Melissa S. Rowe
MELISSA S. ROWE

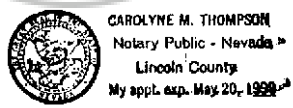
STATE OF NEVADA } SS.
COUNTY OF LINCOLN

On September 17, 1996
Before me, a Notary Public, personally appeared

George Rowe
Melissa S. Rowe

personally known to me (or proved to me on the basis of
satisfactory evidence) to be the person whose name is
subscribed to this instrument and acknowledged that he
(she or they) executed it.

Signature Carolyn M. Thompson
Notary Seal (Notary Public)



NEVADA TITLE INSURANCE COMPANY:
ESCROW NO: 96-08-0688 KMD
MAIL TAX STATEMENTS TO:
MR & MRS PATRICK R. FITZSIMONS
P O BOX 444
CALIENTE, NV. 89008

EXHIBIT "A"

That portion of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) and Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4), Section 7, Township 4 South, Range 67 East, M.D.B.&M., more particularly described as follows:

Parcel Four (4) of that certain Parcel Map recorded March 22, 1982 in the Office of the County Recorder of Lincoln County, Nevada in Book A of Plats, page 191 as File No. 74907, Lincoln County, Nevada records.

Parcels 2, 3 and 4 together with the 20 foot roadway easement running along the Southwest property line of Parcels 1, 2, 3 and 4 for Parcel Map of Jonathan D. and Sandra H. Young, being a portion of the Southwest Quarter (SW1/4) Northeast Quarter (NE1/4) and Northwest Quarter (NW1/4) Southeast Quarter (SE1/4) Section 7, Township 4 South, Range 67 East, M.D.B. & M., filed March 22, 1982 as File No. 74907 in the Office of the County Recorder, Lincoln County, Nevada.

ASSESSOR'S PARCEL NUMBER FOR 1996 - 1997: 03-121-22

105967

NO. _____
FILED AND RECORDED AT REQUEST OF
COW COUNTY TITLE
SEPTEMBER 24, 1996
AT 09 MINUTES PAST 4 O'CLOCK
P M IN BOOK 121 OF OFFICIAL
RECORDS, PAGE 145 LINCOLN COUNTY
NEVADA.

YUIRKO SETZER
COUNTY RECORDER
BY *Julie Boucher*, DEPUTY