

Escrow Number: 792298-JL

WHEN RECORDED, MAIL TO:
MARY K. FERGUSON

112 Rowan Drive

Caliente, NV 89008

R.P.T.T. \$27.95

APN:

GRANT, BARGAIN, SALE DEED

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

~~THE ESTATE OF LESTER LAFOUNTAIN, DECEASED~~
GAIL SIART AKA GAIL BROWN, AN UNMARRIED WOMAN

do(es) hereby GRANT, BARGAIN and SELL to
Mary K. Ferguson, An Unmarried Woman

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

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

- Subject to:
1. All general and special taxes for the fiscal year 1995-1996.
 2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

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.

Witness my/our hand(s) this 22 day of July, 1996.

~~THE ESTATE OF LESTER LAFOUNTAIN, DECEASED~~

Gail Siart
BY: Gail Siart,

STATE OF NEW HAMPSHIRE)
~~STATE OF NEVADA~~)
COUNTY OF ROCKINGHAM)ss.
~~COUNTY OF CLARK~~)

This instrument was acknowledged before me on
July 22, 1996, by
Gail Siart

Sandra L. Walker
Notary Public.

My commission expires: April 5, 2000

SANDRA L. WALKER, Notary Public
My Commission Expires April 5, 2000

Lincoln County

The land referred to in this report is situated in the State of Nevada, County of LINCOLN and is described as follows:

Lot 12 in Rowan Subdivision to the City of Caliente, County of Lincoln, State of Nevada as recorded May 19, 1959 in the Office of the County Recorder of Lincoln County in Book A of Plats, page 68, 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 the Deed from Union Pacific Railroad Company, recorded June 20, 1951 in Book "J-1" of Real Estate Deeds, page 121, Lincoln County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 1996 - 1997: 03-172-03

NO. **106011**

FILED AND RECORDED AT REQUEST OF

Law Co. TITLE
Oct. 1, 1996

AT *1* MINUTES PAST *3* O'CLOCK

P M IN BOOK *121* OF OFFICIAL
RECORDS, PAGE *260* LINCOLN COUNTY
NEVADA.

YUIRKO SETZER

Legal - Page 1

Henrichs
COUNTY RECORDER

BOOK *121* PAGE *261*