

Lincoln County

GRANT BARGAIN & SALE DEED
January 9, 1997

THIS INDENTURE: Made this, the 9th day of January, 1997, by and between Joseph D. Wilkin and Susanne C. Wilkin, GRANTOR'S; with the address of P.O. Box 466, Panaca, NV 89042 and Daryl B. Bradshaw, GRANTEE; with the address of P.O. Box 421, Panaca, NV 89042;

WITNESSETH: That said GRANTOR'S, in consideration of \$26,200.00 U.S. Funds, the receipt of which is hereby acknowledged, do by these presents GRANT, BARGAIN and SALE and FOREVER QUITCLAIM the following described property. Warranting this property (Parcel 2) to be free and clear of all liens, debts, whatsoever;

LEGAL DESCRIPTION OF PROPERTY: Parcel 2, a division of Parcel 1 of Plat "A". Page 424 of Parcel Maps, situated in Sec.'s 8 & 9, T 2 S., R. 68 E., M.D.M., Town of Panaca, Lincoln County, Nevada. See Exhibit A.

This sale includes the transfer or 2 shares of Panaca Irrigation Water.

THIS IS AN ABSOLUTE CONVEYANCE OF OWNERSHIP, subject to existing rights of way or easements on record.

Purchaser agrees to the following conditions:

- A. No mobile or modular home will be utilized or installed upon this property except during construction phase of permanent dwelling of at least 2000 square feet of floor space.
- B. Easement will be granted to adjacent property to the west for underground utilities.
- C. This property will not be further subdivided into any parcels smaller than 1 acre. Any subdivision will be subject to Condition A.

TOGETHER: with the tenements, hereditaments and appurtenances thereunto belonging to and appurtenant to and the revision and the revisions, remainder or remainders, rents issues and profits that have been held by said GRANTOR'S in an and all ways or means. To have and to hold said premises together with the appurtenances unto said GRANTEE, their heirs or assigns forever.

STATE of NEVADA
SS;
COUNTY of LINCOLN

On this, the 19th day of January, 1997, personally appeared before me, a Notary Public for the State of Nevada, County of Lincoln, Joseph D. Wilkin and wife Susanne C. Wilkin, who acknowledge they have executed the above written document.

Margaret H. Jones
NOTARY PUBLIC

Joseph D. Wilkin
Joseph D. Wilkin

Susanne C. Wilkin
Susanne C. Wilkin



No. 105138
filed and recorded at request of
Daryl B. Bradshaw
February 4, 1997

At 50 minutes past 9 O'clock
Lincoln County Nevada Recorder.

Yuriko Setzer
COUNTY RECORDER
by Julie Bercher deputy
BOOK 125 PAGE 535