

Lincoln County

GRANT BARGAIN AND SALE DEED

April 14, 1997

THIS INDENTURE: Made this, the 14th day of April 1997, by Susanne C. Wilkin, GRANTOR; with the address of P.O. Box 466, Panaca, Nevada, 89042 and Daryl B. Bradshaw, GRANTEE; with the address of P.O. Box 421, Panaca, Nevada 89042;

WITNESSETH: That said GRANTOR, in consideration of a valuable sum, 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 (1-B) to be free and clear of all liens, debts, whatsoever;

LEGAL DESCRIPTION OF PROPERTY: A PORTION of PARCEL ONE of a parcel map filed as Document number 108275, Book B, Page 22 of Lincoln County Records, located near the South boundary of the Town of Panaca in said Lincoln County in the SW1/4 SW1/4 section 9, T. 2 S., R. 68 E., M.D.M., hereby and divided as Parcel (1B).

This sale includes the transfer of (6) six 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 the construction phase of permanent dwelling of at least 2000 square fee of floor space, however, mobile or modular to remain no longer than eight (8) months.
- B. Easement will be granted for sewer line from adjacent property on South to North boundary line.
- C. This property will not be further subdivided into any parcels smaller than one (1) acre. Any subdivision, or reparceling will be subject to condition A.

TOGETHER: with the tenements, hereditaments and appurtenances thereunto belonging to and appurtenanting to and the revision and the revisions, remainders or remainders, rents issues and profits that have been held by said GRANTOR 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.

APN 12-170-47

Susanne C. Wilkin
SUSANNE C. WILKIN

STATE of NEVADA, ss;
COUNTY of LINCOLN

On this, the 14th day of April, 1997, personally appeared before me, a Notary Public for the State of Nevada, County of Lincoln, SUSANNE C. WILKIN, who acknowledges she has executed the above written document.

Margaret H. Jones
NOTARY PUBLIC



127-170-47

BOOK 127 PAGE 444

COPY

No. 108845

filed and recorded at request of

Daryl Bradshaw

April 25, 1997

At 15 minutes past 2 o'clock p.m.
Lincoln County Nevada Recorder.

Quinn A. [Signature]
COUNTY RECORDER