

34900

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE made this 2nd day of December, 1988,
between CHESTER H. OXBORROW and JOSEPHINE OXBORROW, Husband and Wife,
as Trustees under agreement dated August 31, 1972, of Clark County,
Nevada, "OXBORROWS", DAN FREHNER/ and JUDY FREHNER/Husband and Wife,
of Lincoln County, Nevada, "FREHNER'S".

WITNESSETH that the said OXBORROWS for and in consideration
of the sum of Ten (10) Dollars and other and further valuable
consideration, the receipt whereof is hereby acknowledged do by these
presents GRANT, BARGAIN and SELL to the FREHNER'S as joint tenants
with full rights of survivorship, all of the right, title and
interest of the OXBORROWS in and to all that certain real property
situate in Township 1 North, Township 1 South, Range 68 and Range 69
East, M.D.B. & M., within the County of Lincoln, State of Nevada as
more particularly described in Exhibit "A" attached hereto and made
a part hereof.

TOGETHER WITH the tenements, hereditament and appurtenances
thereunto belonging or in anywise appertaining and the reversions,
remainders, rents, issues and profits thereof.

IN WITNESS WHEREOF, the OXBORROWS have executed this Deed the
day and year first above written.

Chester H. Oxborrow
CHESTER H. OXBORROW, Trustee

Josephine Oxborrow
JOSEPHINE OXBORROW, Trustee

Don W. Nehorath
ATTORNEY AT LAW
301 EAST CLARK AVENUE
SUITE 1000
LAS VEGAS, NEVADA 89101-4887
(702) 384-4011
430 1986/88

1 STATE OF NEVADA)
2 COUNTY OF ^{Clark} LINCOLN) ss

3 On this 2nd day of December, 1988, personally
4 appeared before me, a Notary Public, CHESTER H. OXBORROW and
5 JOSEPHINE OXBORROW, husband and wife, who acknowledged to me that
6 they executed the foregoing instrument.



7 NOTARY PUBLIC
8 STATE OF NEVADA
9 County of Clark
10 DARLENE REESE
11 My Appointment Expires Oct. 15, 1989

Darlene Reese
NOTARY PUBLIC

12
13 Don W. Ashworth
14 ATTORNEY AT LAW
15 301 EAST CLARK AVENUE
16 SUITE 1000
17 LAS VEGAS, NEVADA 89101-4887
18 (702) 384-0712

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EXHIBIT A

A parcel of a tract of land situate in the South half of the Southeast Quarter (S1/2 SE1/4) of Section 36, T. 1 N., R. 68 E., MDB&M., and in the East half of Section 6, T 1 S., R. 69 E., MDB&M., in the County of Lincoln, State of Nevada, bounded and described as follows, to-wit:

The point of beginning is a steel fence post located on the Mount Diablo Base Line, or at a point from which the South Quarter corner of Section 36, T. 1 N., R. 68 E., MDB&M., bears due West 1690.75 feet (This quarter corner is marked by a brass cap, set in 1971 by the U. S. Coast and Geodetic Survey.); thence S. 26°08' W., 393 feet, more or less to a steel fence post; thence S. 63°08' E., 1570 feet, more or less, to a steel fence post; thence S. 26°52' W., 77 feet, more or less to a steel fence post; thence S. 63°08' E., 125 feet, more or less to the center of the Meadow Valley Wash Channel; thence Southwesterly along the center of said Meadow Valley Wash Channel to the intersection of said Meadow Valley Wash Channel with the South line of the North half of the Southeast quarter (N1/2 SE1/4) of Section 6, T1 S., R. 69 E., MDB&M., thence due west along the said south line of the North half of the Southeast quarter (N1/2 SE1/4) of said Section 6 to the Southwest corner of said North half of the Southeast quarter (N1/2 SE1/4) of said Section 6; thence North along the West line of the East half (E1/2) of Section 6 to the Northwest corner of U. S. Government Lot number Two (2) (said point being on the Mount Diablo Base Line); thence West along said Mount Diablo Base Line to the Southwest corner of the Southeast quarter (SE1/4) of Section 36, T.1 N., R. 68 E., MDB&M.; thence North along the West line of said Southeast quarter (SE1/4) of Section 6 to the Northwest corner of the South half of the Southeast quarter (S1/2 SE1/4) of said Section 36; thence East along the North line of the South half of the Southeast quarter (S1/2 SE1/4) of said Section 36 to a point 316 feet West of the Northeast corner of the South half of the Southeast quarter (S1/2 SE1/4) of said Section 36; thence S. 26°08' West a distance of 1470 feet more or less to the true point of beginning.

Mount Diablo Meridian T.1N., R.68E., sec. 36, S1/2 SE1/4 SW1/4 SW1/4, S1/2 SE1/4 SW1/4, S1/2 N1/2 SE1/4 SW1/4.

T.1S., R.69E., sec. 6, Lots 3, 4, and 5, SE1/4 NW1/4, N1/2 N1/2 NE1/4 SW1/4.

Together with any and all interest of the OXBORROWS in and to Certificates of Appropriation numbers 17586, 39270, 48183, 48184, 48410 and 5200 issued by the State Engineer of the State of Nevada, all being situate within the real property hereinabove described.

APN 006-301-17
006-301-30
012-060-01
012-060-05

GRANTEE'S ADDRESS:
HCR 74, Box 300
Pioche, NV. 89043

Don W. Helverth

ASSOCIATE ATTORNEY
201 EAST CLARK AVENUE
SUITE 1000
LAS VEGAS, NEVADA 89101-4987
(702) 384-4012

COPY

NO. **111228**

FILED AND RECORDED AT REQUEST OF
First American Title

June 30, 1998

AT 55 MINUTES PAST 11 O'CLOCK

AM IN BOOK 135 OF OFFICIAL

RECORDS PAGE 437 LINCOLN

COUNTY, NEVADA.

Yuriko Setzer

COUNTY RECORDER
by Leslie Boucher, deputy