

22-75

Order No. 431128WP

Escrow No. 431128WP

WHEN RECORDED MAIL TO:
FIRST AMERICAN TITLE COMPANY
PO BOX 1048
ELY, NV 89301

Space above this line for recorder's use

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
JAMES VINCENT, AN UNMARRIED MAN

do(es) hereby GRANT, BARGAIN and SELL to
EDWARD J. DAVY, A SINGLE MAN

the real property situate in the County of LINCOLN, State of Nevada, described as follows:

PARCEL 23 AS SHOWN ON PARCEL MAP FOR JAMES VINCENT, FILED IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY ON NOVEMBER 18, 1997, IN BOOK B, PAGE 74, OF PLATS, AS FILE NO. 110135, LOCATED IN A PORTION OF THE NE1/4, SECTION 15, TOWNSHIP 1 NORTH, RANGE 67 EAST, M.D.B.6M.

EXCEPTING THEREFROM ALL MINES OF GOLD, SILVER, COPPER, LEAD, CINNABAR, AND OTHERVALUABLE MINERALS WHICH MAY EXIST IN THE SAID TRACT, EXCEPT, GAS, COAL, OIL AND OIL SHALE, AS RESERVED BY THE STATE OF NEVADA IN DEED RECORDED APRIL 27, 1931, IN BOOK D-1 PAGE 186, PATENT RECORDS, LINCOLN COUNTY, NEVADA.

SEE ATTACHED "EXHIBIT A" DEED RESTRICTIONS

AP No. 001-331-49

GRANTEE'S ADDRESS:
4216 Fox Point Drive
Las Vegas, NV 89108

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.

Dated August 14, 1998

STATE OF NEVADA }
COUNTY OF Clark } SS

James Vincent
JAMES VINCENT

On Sept 24, 1998
personally appeared before me, a Notary Public (or judge or other authorized person, as the case may be),
JAMES VINCENT

personally known (or proved) to me to be the person whose name is subscribed to the above instrument who acknowledged that he executed the instrument.

Wanda Hahn
Signature



AM 891164

EXHIBIT A

DEED RESTRICTIONS

1. The 2 acre+ sites cannot be divided into smaller parcels.
2. The 5 or 10 acre sites can be divided into smaller parcels, but not less than 2½ gross acres.
3. No mobile homes or trailers allowed on Lots 1-24. Modular homes will be permitted. These are identified, as manufactured buildings, and factory-built housing, approved by the Division of Manufactured Housing. These homes meet Nevada State Codes for Building, Plumbing, Mechanical, and Electrical. These homes are typically identified by an insignia placed on each unit. The insignia's are dark blue with silver letters and have a Nevada State Seal. The number on these labels start with FH. If Buyer intends to purchase a modular or manufactured home, it is the Buyer's responsibility to submit the plans, drawings, or sketch of the home to the County and/or Town to make sure that the modular or manufactured house is NOT a mobile home.
4. Temporary trailers are allowed with Town approval on Lots 1-24 for one (1) year while in the process of constructing a permanent residence. Additional time to keep a construction trailer on a lot must be approved by the Town and/or Lincoln County Commission.

NO. **111869**

FILED AND RECORDED AT REQUEST OF

First American Title

Nov. 17, 1998

AT 35 MINUTES PAST 10 O'CLOCK

a.m. BOOK 138 OF OFFICIAL

RECORDS PAGE 240

LINCOLN COUNTY, NEVADA

Janice Setzer
COUNTY CLERK