

APR 21.45
AP# 08-061-20 /08-061-08

GRANT, BARGAIN AND SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
KEITH D. BURTON and BETTY S. BURTON, husband and wife, as Joint Tenants

hereby GRANT(S), BARGAIN(S), SELL(S) and CONVEY(S) to FRED A. COOPER and JO AN R. COOPER
husband and wife, as Joint Tenants

that property in LINCOLN
described as:

County, Nevada,

*** SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEROF ***

Dated December 9, 1998

Keith D. Burton

KEITH D. BURTON

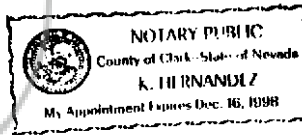
Betty S. Burton

BETTY S. BURTON

STATE OF NEVADA
COUNTY OF CLARK

On 12-9-98 before me, the
undersigned, a Notary Public in and for said State, personally appeared
KEITH D. BURTON AND BETTY S. BURTON

personally known to me (or proved to me on the basis of satisfactory
evidence) to be the person(s) whose name(s) is/are subscribed to the within
instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on
the instrument the person(s), or the entity upon behalf of which the person(s)
acted, executed the instrument.



WITNESS my hand and official seal.

Signature *K. Hernandez*

Name K. HERNANDEZ
(typed or printed)

(This area for official notarial seal)

SPACE BELOW THIS LINE FOR RECORDER'S USE

Title Order No. 19017919
Escrow No. 98-42-10847-KH

WHEN RECORDED MAIL TO

Name [FRED A. COOPER, et al]
Street [4123 W. QUESTA DRIVE]
Address [GLENDALE, AZ 85310]
City & State []

EXHIBIT "A"

That portion of the South Half (S1/2) of Section 16, Township 7 South, Range 61 East, M.D.M., more particularly described as follows:

Parcel 3 of that certain amended parcel map recorded December 2, 1998 in the Office of the County Recorder of Lincoln County, Nevada in Book B of Plats, page 169 as File No. 111949, Lincoln County, Nevada records.

Excepting therefrom that portion of Land conveyed by Deed recorded December 2, 1998 in Book 138 of Official Records, page 439 as File No. 171954, Lincoln County, Nevada records as described therein and shown on that certain Boundary Line Record of Survey Map recorded December 2, 1998 in Book B of Plats, page 168 as File No. 111948, Lincoln County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 1998 - 1999: 08-061-20

NO. 112077

FILED AND RECORDED AT REQUEST OF

Cow County Title
December 23, 1998

AT 20 MINUTES PAST 4 O'CLOCK

P IN BOOK 139 OF OFFICIAL

RECORDS PAGE 144 LINCOLN

COUNTY, NEVADA.

Quinn S. Sabin
COUNTY RECORDER