

Lincoln County

Order No. VINCENT

Escrow No. 9911868

WHEN RECORDED MAIL TO:

First American Title Company of Nevada  
P. O. Box 1048 (685 Lyons Avenue)  
Ely, NV 89301

Space above this line for recorder's use

JOINT TENANCY DEED

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

do(es) hereby GRANT, BARGAIN and SELL to  
JOHN McCLELLAN, TRUSTEE OF THE JOHN McCLELLAN LIVING TRUST DATED FEBRUARY 23, 1995

as joint tenants with right of survivorship, and not as tenants in common, the real property situate in the County of  
LINCOLN, State of Nevada, described as follows:

PARCEL NO. 48, AS SHOWN ON PARCEL MAP FOR JAMES VINCENT, FILED IN THE OFFICE OF  
THE COUNTY RECORDER OF LINCOLN COUNTY, ON MARCH 8, 1999, IN BOOK B, PAGE 193 OF  
PLATS, AS FILE NO. 112429, AND CERTIFICATE OF AMENDMENT RECORDED MARCH 17, 1999,  
IN BOOK B, PAGE 200A/B OF PLATS AS FILE NO. 112466, LOCATED IN A PORTION OF THE  
NE1/4 OF SECTION 15, T.1 NORTH, R. 67 EAST, M.D.B.6M., LINCOLN COUNTY, NEVADA.

8911868

SEE ATTACHED EXHIBIT "A" FOR DEED RESTRICTONS

GRANTEE'S ADDRESS:  
JOHN McCLELLAN, TRUSTEE  
8530 W. SAHARA AVE. #146  
LAS VEGAS, NV 89117

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 May 06, 1999

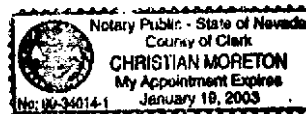
James Vincent  
JAMES VINCENT

STATE OF NEVADA }  
COUNTY OF \_\_\_\_\_ } SS

On May 10, 1999  
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.

Christian Moreton  
Signature



**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 1-53. 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 1-53 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.

112812

NO.

REC'D AND FILED AT REQUEST OF

First American Title

May 18, 1999

AT 10 O'CLOCK

AM 141 OF OFFICIAL

RECORD PAGE 599 LINCOLN

COUNTY, NEVADA

Leslie Boucher

COUNTY RECORDER

By Teresa Lewis, Deputy