

RPTT _____
APN A portion of 3-093-02

GRANT, BARGAIN, and SALE DEED

THIS INDENTURE WITNESS that: DUFFIN FAMILY TRUST
PRESS W. DUFFIN, JR. AND KATHRYN W. DUFFIN, TRUSTEES
(hereinafter called GRANTOR(S)) in consideration of \$ 5,001.00, the receipt of which is hereby
acknowledged, do hereby GRANT, BARGAIN, SALE and CONVEY to: TERRY TRUAX and MARSHA TRUAX,
Joint Tenants

(hereinafter called GRANTEE(S)) all that real property situate in the City of CALIENTE
County of LINCOLN, State of NEVADA

bounded and described as follows: (set forth legal description AND commonly known street address)

SEE ATTACHED FOR THE COMPLETE DESCRIPTION.

Together with all singular hereditament and appurtenances hereunto belonging or in any way appertaining to.

IN WITNESS WHEREOF, I/We have hereunto set my hand/our hand(s) this 20th day of February, 2001.

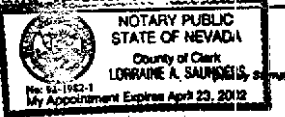
Press W. Duffin
Signature of Grantor
PRESS W. DUFFIN, JR.
Print or type name here

Kathryn W. Duffin
Signature of Grantor
KATHRYN W. DUFFIN
Print or type name here

STATE OF NEVADA)
COUNTY OF CLARK)

This instrument was acknowledged before me on February 20th, 2001
By (person(s) appearing before notary public) PRESS W. DUFFIN, JR. and KATHRYN W. DUFFIN

Lorraine A. Saunders
Notary Public
My commission expires: April 23 2002



RECORDING REQUESTED BY AND MAIL TAX STATEMENT TO
Name: Terry Truax
Address: P. O. Box 963
City/State/Zip: Caliente, NV 89008

THIS SPACE FOR RECORDERS USE ONLY

Doc# 116008
Book 153 Page 387-389

STATE OF NEVADA
DECLARATION OF VALUE

FOR RECORDERS USE ONLY	
Documentation Reviewed by:	_____
Type of Documentation:	_____
Assessor's Tag:	_____
Recording Deputy:	_____

1. Assessor Parcel Number (s)
 a) A portion of 3-093-02
 b) _____
 c) _____
 d) _____

2. Type of Property:
 a) Vacant Land b) Single Fam. Res.
 c) Condu/Twnhse d) 2-4 plex
 e) Apt. Bldg f) Comm/Ind1
 g) Agricultural h) Mobile Home
 Other 1,603 square feet of land

3. Total Value/Sales Price of Property \$ 5,001.00
 Deduct Assumed Liens and /or Encumbrances (-0.00-)
(RECORDING INFORMATION ON ASSUMED AMOUNTS: BOOK/INSTRUMENT # _____)

4. Taxable Value (per NRS 375.010, Section 2) \$ 5,001.00
REAL PROPERTY TRANSFER TAX DUE \$ 13757.15

IF EXEMPTION CLAIMED:
 a. Transfer tax exemption per NRS 375.090, Section ____ / NAC 375, Section ____
 b. Explain reason for exemption: _____

5. Partial interest: Percentage being transferred: _____ %

The undersigned Seller (Grantor(s)/Buyer (Grantee), declares and acknowledges, under penalty of perjury, pursuant to NRS 375.000 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1 1/2 % per month. Pursuant to NRS 375.030 the Buyer and Seller shall be jointly and severally liable for any amount owed.

SELLER (GRANTOR) INFORMATION
Ralph T. [Signature]
 Seller Signature

BUYER (GRANTEE) INFORMATION

RALPH T. _____

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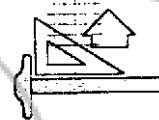
SELLER (GRANTOR) INFORMATION
Ralph L. Denton
 Seller Signature
RALPH L. DENTON
 Print name
DENTON & LOPEZ
626 So. Seventh St.
 Address
Las Vegas
 City
NV 89101
 State Zip

BUYER (GRANTEE) INFORMATION
Terry Truax *Marsha Truax*
 Buyer Signature
TERRY TRUAX MARSHA TRUAX
 Print name
640 Dixon Street
 Address
Caliente
 City
Nevada 89008
 State Zip

Attorney for the Duffin Family
 Capacity Trust, Executed on the 27th day of Capacity
February, 1995 Company Requesting Recording
 Company's Name: _____ Escrow # _____



Lenard Smith Land Survey
Land and Water Right Surveys



Mr. Massi: Regarding the Duffin - Truax boundary dispute: Would you please replace this description for the one previously sent to correct some typographical errors: Thank you very much.

A Portion of 3-093-02

DESCRIPTION: Duffin Boundary; detail of occupation (Amended Feb 20, 2001)

That portion of Lot 7 of Block 43 in the City of Caliente, Lincoln County, Nevada occupied by owners of Lot 6 of said Block 43, which said Block 43 survey recorded as Plat Book B, Page 251 of Lincoln County, Nevada Records and more particularly described as follows:

Beginning at a point on the northerly boundary of Dixon Street which is on the boundary of Lots 6 and 7, marked by a 5/8" rebar with cap stamped L SMITH PLS 12751 from which the southeast corner of said Block 43 bears N60°12'52"E 112.34', also marked by a 5/8" rebar with cap stamped L SMITH PLS 12751;

Thence N29°53'26"W 125.43' to a 5/8" rebar with cap stamped "L SMITH PLS 12751, which is the northwest corner of said Lot 7, and borders the alley of said Block 43;

Thence N60°10'10"E 13.17' along the northwesterly lot line which is on the said alley to the existing foundation for the fence of occupation;

Thence S29°47'59"E 73.26' along the said fence to an offset in the fence;

Thence S46°30'33"W 0.64' on the offset;

Thence S29°49'00" 48.13' to another offset around a brick monument;

Thence S57°06'35"W 1.07';

Thence S29°25'37"E 3.85' to the Dixon Street line;

Thence S60°12'52"W 11.27' to the point of beginning;

Containing 1603 square feet more or less.

The Basis of Bearings is Lincoln Street between First and Second Street as recorded Plat Book B, Page 59 of Lincoln County Records s N45°02'40"E.

End of Description.



Feb 20 2001

P.O. Box 445 · 509 Main Street
Caliente, Nevada 89008
Phone/Fax (775) 726-3305

BOOK 153 PAGE 388

Doc# 116008
Book 153 Page 387-389

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 Other 1,603 square feet of land

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TERRY TRUAX MARSHA TRUAX
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Attorney for the Duffin Family
 Capacity Trust, Executed on the 27th day of Capacity
February, 1995 Company Requesting Recording
 Company's Name: _____ Escrow # _____

Lincoln County

COPY

NO. **116008**

FILED AND RECORDED AT REQUEST OF
ROBERT A. MASSI, LTD
MARCH 1, 2001

AT 38 MINUTES PAST 01 O'CLOCK
PM IN BOOK 153 OF OFFICIAL
RECORDS PAGE 387 LINCOLN
COUNTY, NEVADA.

LESLIE BOUCHER

COUNTY RECORDER

BY *Debra Devera* DEPUTY

BOOK **153** PAGE **389**

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