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GRANT, BARGAIN AND SALE DEED

THIS INDENTURE made and entered into this 17 day of October, 1985, by and between KENT L. BROWN and JOANNA G. BROWN, formerly known as SHIRLEE G. BROWN, husband and wife, of Lamoille, Nevada, hereinafter referred to as Grantors; and CARMEN P. FIMIANI and ROXANNE H. FIMIANI, husband and wife, as community property with right of survivorship, whose address is Lamoille, Nevada, hereinafter referred to as Grantees;

W I T N E S S E T H:

That the said Grantors, for and in consideration of the sum of TEN DOLLARS ($10.00), lawful money of the United States of America, to them in hand paid by said Grantees, and other good and valuable consideration, the receipt whereof is hereby acknowledged, do by these presents, grant, bargain, sell, and convey unto the Grantees, as community proper y, and to their heirs, executors, administrators, successors, and assigns, all that certain lot, piece, or parcel of land situate, lying and being in the County of Elko, State of Nevada, more particularly described as follows, to-wit:

Lot 1 as shown on that parcel map for ROBERT ANSOTEGUI within a portion of the NE¼SW¼ in Section 19 of Township 33 North, Range 58 East, MDB&M., filed in the office of the County Recorder of Elko County, Nevada on June 18, 1980, File No. 134880.

EXCEPTING THEREFROM all and the entire pipeline for water supplying the LAMOILLE area in the grove together with the franchise for said pipeline on each and every parcel thereof, together with all water and water rights appurtenant thereto and all ditch and ditch rights in connection therewith, and all reservoirs used in connection with said rights and dams and ditches including a right of way on each side of said pipeline consisting of five feet (5') on each side thereof for the purpose of servicing and maintaining said pipeline as granted by ESTHER N. SKELTON to ISAAC WOODHOUSE in document recorded January 7, 1946 in Book 53 of Deeds at Page 555, Elko County, Nevada.

SUBJECT TO any and all exceptions, reservations, restrictions, restrictive covenants, assessments, easements, rights and rights of way of record.

TOGETHER WITH all buildings and improvements situate thereon.

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

Grantees, for themselves, their heirs, executors, administrators and assigns, hereby covenant that the above-described property shall not be subdivided into parcels containing less than five (5) acres including necessary easements and rights of way for utilities and for ingress and egress and shall further be restricted against placement of mobile homes of any type or nature on said parcels. Said restrictions shall remain in effect for a

period of five (5) years from the date of execution of this Deed, after which all and each of such restrictions shall terminate and be of no further force or effect. It is further recognized and agreed between Grantors and Grantees that these covenants run with and are a part of the above-described property and that the acceptance of this property by this Deed binds the Grantees and any of their heirs, executors, administrators or assigns to such restrictions.

TO HAVE AND TO HOLD the said premises together with the appurtenances, unto the said Grantees, as community property, and to their heirs, executors, administrators, successors, and assigns, forever.

IN WITNESS WHEREOF, the said Grantors and Grantees have executed this Deed the day and year first hereinabove written.

GRANTORS:

KENT L. BROWN

JOANNA G. BROWN, formerly known as SHIRLEE G. BROWN

GRANTEES:

CARMEN F. FIMIANI

CARMEN F. FIMIANI, as Attorney-in-Fact for ROXANNE H. FIMIANI

STATE OF NEVADA)
) ss.
COUNTY OF ELKO)

On this 17 day of June, 1985, personally appeared before me, a Notary Public, KENT L. BROWN and JOANNA G. BROWN, formerly known as SHIRLEE G. BROWN, who acknowledged to me that they executed the foregoing instrument.

PHYLLIS PETERSON
Notary Public - State of Nevada
Elko County, Nevada
My appointment expires July 1, 1988

NOTARY PUBLIC

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STATE OF NEVADA)
) ss.
COUNTY OF ELKO)

On this 18 day of June, 1985, personally appeared before me, a Notary Public, CARMEN F. FIMIANA, who acknowledged to me that he executed the foregoing instrument.

Phyllis Peterson
NOTARY PUBLIC

PHYLLIS PETERSON
Notary Public - State of Nevada
Elko County, Nevada
My commission expires July 1, 1988

STATE OF NEVADA)
) ss.
COUNTY OF ELKO)

On this 18 day of June, 1985, CARMEN F. FIMIANA personally appeared before me, a Notary Public, in and for Elko County, A.B., known to me to be the person whose name is subscribed to the within instrument as the Attorney-in-Fact of ROXANNE H. FIMIANA, free and voluntarily and for the uses and purposes therein mentioned.

Phyllis Peterson
NOTARY PUBLIC

PHYLLIS PETERSON
Notary Public - State of Nevada
Elko County, Nevada
My commission expires July 1, 1988

$7.00
FEE FILE # 204695
FILED FOR RECORD
AT REQUEST OF
First American Title Co. Of Nev.

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RECORDED BK 493 PG 656
JERRY D. REYNOLDS
ELKO CO. RECORDER

204695

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