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ELKO COUNTY

490705JC

428427

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made and entered into this 18th day of June, 1998, by and between Bruce N. Blackstock, of Elko County, Nevada, First Party, and Morris S. Gallagher and Barbara W. Gallagher, husband and wife, Second Parties.

WITNESSETH:

That the said First Party, for and in consideration of the sum of TEN DOLLARS (\$10.00), lawful money of the United States of America, to him in hand paid by the said Second Parties, and other good and valuable consideration, receipt whereof is hereby acknowledged, does by these presents grant, bargain, sell and convey unto the said Second Parties, as joint tenants with right of survivorship and not as tenants in common, and to the heirs and assigns of said Second Parties forever, and to the survivor of them, and to the heirs, executors, administrators and assigns of the survivor, all that certain real property situate in the County of Elko, State of Nevada, more particularly described as follows:

(See Exhibit A attached hereto and made a part hereof.)

TOGETHER WITH any 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.

TO HAVE AND TO HOLD the said premises, together with the appurtenances unto the said Second Parties, as joint tenants with right of survivorship and

DESCRIPTION

All that certain lot, piece or parcel of land situate in the County of Elko, State of Nevada, described as follows:

A parcel of land located in Sections 18 and 19, Township 33 North, Range 58 East, M.D.B.&M., Elko County, Nevada, being the Blackstock Remainder as shown on the Record of Survey, Boundary Line Adjustment Map for THE ROBERT L. ZERGA TRUST, BRUCE BLACKSTOCK, STEWART R. WILSON and KAREN C. WILSON, on file in office of the Elko County Recorder, Elko, Nevada, File No. 421144, being more particularly described as follows:

Beginning at the Southwest corner of said Section 18, a point being Corner No. 1, the True Point of Beginning:

Thence North $00^{\circ}02'07''$ West, 250.82 feet along the West Line of said Section 18 to Corner No. 2;

Thence North $82^{\circ}53'07''$ East, 76.40 feet to a point being Corner No. 3;

Thence North $35^{\circ}02'26''$ East, 299.40 feet to a point being Corner No. 4;

Thence North $42^{\circ}10'59''$ East, 131.00 feet to a point being Corner No. 5;

Thence South $49^{\circ}46'11''$ East, 143.31 feet to a point being Corner No. 6;

Thence South $76^{\circ}24'13''$ East, 152.19 feet to a point being Corner No. 7;

Thence South $10^{\circ}38'45''$ East, 213.02 feet to a point being Corner No. 8;

Thence South $57^{\circ}58'08''$ East, 130.87 feet to a point being Corner No. 9;

Thence South $28^{\circ}44'42''$ East, 235.12 feet to a point being Corner No. 10;

Thence South $52^{\circ}50'37''$ East, 44.44 feet to a point being Corner No. 11;

Thence South $87^{\circ}01'24''$ East, 741.10 feet to a point being Corner No. 12;

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Thence North 87°09'41" East, 200.00 feet to a point being Corner No. 13;

Thence South 00°08'41" East, 247.44 feet to a point being Corner No. 14;

Thence South 90°00'00" East, 813.42 feet to Corner No. 15, a point being on the North-South $\frac{1}{4}$ Section Line of said Section 19;

Thence South 00°01'42" West, 515.74 feet along the said North-South $\frac{1}{4}$ Section Line to Corner No. 16;

Thence North 89°31'31" West, 1170.30 feet to a point being Corner No. 17;

Thence North 15°30'38" West, 79.02 feet to a point being Corner No. 18;

Thence North 42°17'41" West, 389.98 feet to a point being Corner No. 19;

Thence South 73°17'29" West, 374.25 feet to a point being Corner No. 20;

Thence South 60°35'29" West, 202.82 feet to a point being Corner No. 21;

Thence North 30°54'13" West, 715.39 feet to a point being Corner No. 22;

Thence North 89°56'34" West, 289.20 feet to Corner No. 23, a point being on the West Line of said Section 19;

Thence North 00°20'24" East, 48.13 feet along the said West Line of Section 19 to Corner No. 1, the Point of Beginning.

EXCLUDING THEREFROM, the following described parcel:

A parcel of land located in Sections 18 and 19, Township 33 North, Range 58 East, M.D.B.&M., Elko County, Nevada, more particularly described as follows:

Beginning at the Southeast corner of Adjusted Parcel 2, as shown on a Boundary Line Adjustment Record of Survey for STEWART R. WILSON, KAREN C. WILSON, and the ROBERT L. ZERGA TRUST, on file in the office of the Elko County Recorder, Elko Nevada, as File No. 379438, a point being Corner No. 1, the true point of beginning.

Thence South 87°09'41" West, 815.19 feet along the Southerly line of said adjusted Parcel 2, to Corner No. 2;

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Thence South 00°08'41" East, 247.44 feet to Corner No. 3;

Thence East, 813.42 feet to Corner No. 4, a point on the North-South 1/4 Section line of said Section 19;

Thence North 00°01'42" East, 287.81 feet along the said North-South 1/4 Section 19 to Corner No. 1, the point of beginning.

ALSO EXCEPTING THEREFROM a parcel of land located in Section 19, Township 33 North, Range 58 East, M.D.B.&M., Elko County, Nevada, more particularly described as follows:

Beginning at the Southwest corner of Adjusted Parcel 2, as shown on a Boundary Line Adjustment Record of Survey for STEWART R. WILSON, KAREN C. WILSON, and the ROBERT L. ZERGA TRUST, on file in the Office of the Elko County Recorder, Elko, Nevada, File No. 379438, a point being Corner No. 1, the True Point of Beginning:

Thence South 87°01'24" East, 415.76 feet along the Southerly line of said Adjusted Parcel 2, to Corner No. 2;

Thence North 87°09'41" East, 200.00 feet along the Southerly line of said Adjusted Parcel 2, to Corner No. 3;

Thence South 00°08'41" East, 247.44 feet to Corner No. 4;

Thence North 67°10'18" West, 667.90 feet to Corner No. 1, the Point of Beginning.

INDEXED
FEE 11.00 FILE# 428427
REQUEST OF

First American Title Co. Of Nev
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BY 1051 PG 155
JERRY D. REYNOLDS
ELKO CO. RECORDER