

1998-05189-CAS

437042

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made and entered into this 17<sup>th</sup> day of December, 1998, by and between ALAN A. CUTHBERTSON and CHERYL A. CUTHBERTSON, husband and wife, parties of the First Part, and JAMES J. GHIA, an unmarried man as his sole and separate property, whose address is P. O. Box 281265, Lamolille, Nevada 89828, party of the Second Part;

**W I T N E S S E T H:**

That the said parties of the First Part, for and in consideration of the sum of TEN DOLLARS (\$10.00), current lawful money of the United States of America, to them in hand paid by the said party of the Second Part, the receipt whereof is hereby acknowledged, do by these presents grant, bargain, sell, convey, and confirm unto the said party of the Second Part, his heirs, executors, administrators and assigns, all that certain real property situate, lying, and being in County of Elko, State of Nevada, and more particularly described as follows, to-wit:

A parcel of land located in the NE $\frac{1}{4}$  of Section 3, Township 32 North, Range 55 East, M.D.B.&M., and the SE $\frac{1}{4}$  of Section 34, Township 33 North, Range 55 East, M.D.B.&M., more particularly described as follows:

Commencing at the NW corner of Section 3;

Thence South 89°28'26" East, 2605.59 feet along the North boundary of said Section 3, to Corner No. 1, the point of beginning being the N  $\frac{1}{4}$  corner of said Section 3;

Thence North 2°03'18" East, 1852.33 feet to Corner No. 2;

Thence South 37°10'00" East, 2230.69 feet along

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a line common to Parcel 11, Block J to Corner No. 3, being a point on the centerline of Meadow View Drive;

Thence South 52°50'00" West, 62.00 feet along the centerline of said Meadow View Drive to Corner No. 4;

Thence from a tangent bearing South 52°50'00" West, on a curve to the left with a radius of 200.00 feet through a central angle of 52°50'00" for an arc length of 184.42 feet along the said centerline of Meadow View Drive to Corner No. 5;

Thence South 513.65 feet along the said centerline of Meadow View Drive to Corner No. 6;

Thence North 63°38'32" West, 1434.64 feet to Corner No. 1, the point of beginning.

Said parcel being known as Parcel 10 in Block J of Amended Record of Survey Map for Western Hills, as recorded in the Office of the County Recorder, Elko County, Nevada, on February 25, 1975, as File No. 89139. APN 077-010-010.

EXCEPTING THEREFROM all mines of gold, silver, copper, lead, cinnabar and other valuable minerals, as reserved by the STATE OF NEVADA. in Patent recorded April 24, 1931, in Book 10, Page 15, of Patent Records, Elko County, Nevada.

FURTHER EXCEPTING THEREFROM all oil and gas in and under said land, as reserved by the UNITED STATES OF AMERICA in Patent recorded July 19, 1965, in Book 57, Page 532, Official Records, Elko County, Nevada.

TOGETHER WITH all applicable water rights as described in Humboldt River Decree, Proof No. 00689.

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

TOGETHER WITH any and all improvements of any name or nature 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 party of the Second Part, his heirs, executors, administrators, and assigns forever.

IN WITNESS WHEREOF, the parties of the First Part have hereunto set their hands the day and year first above written.

Alan A. Cuthbertson  
ALAN A. CUTHBERTSON

Cheryl A. Cuthbertson  
CHERYL A. CUTHBERTSON

STATE OF NEVADA, )  
                          ) ss.  
COUNTY OF ELKO. )

The foregoing instrument was acknowledged before me on the 17<sup>th</sup> day of December, 1998, by ALAN A. CUTHBERTSON and CHERYL A. CUTHBERTSON.



Cherish A. Senrud  
NOTARY PUBLIC

CERTIFICATION OF COPY  
STATE OF NEVADA )  
COUNTY OF ELKO ) ss.

I, JERRY D. REYNOLDS, the duly elected and qualified Recorder of Elko County, in the State of Nevada, do hereby certify that this is a true, full and correct copy of the instrument now on record in this office. IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of my office, in Elko, Nevada this

27<sup>th</sup> day of August, A.D. 2000  
JERRY D. REYNOLDS, COUNTY RECORDER

By: Beverly Jensen  
(SEAL)

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FEE 900 FILE# \_\_\_\_\_  
REQUEST OF \_\_\_\_\_  
First American Title Co. Of Nev  
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