403319

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made and entered into this 15th day of August, 1978, by and between TENT MOUNTAIN RANCH, a limited partnership, First Party; and BURKE PETERSEN and YVONNE PETERSEN, his wife, Second Parties;

W I T N E S S E T H:

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 it 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 community property, and to their heirs, executors, administrators and assigns forever, 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 incorporated herein by reference.

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

IN WITNESS WHEREOF, the said First Party has hereunto set its hand as of the day and year first hereinabove written.

TENT MOUNTAIN RANCH, a limited partnership

PRESTON O. HALE, General Partner

Documentary Transfer Tax $ 2.50
☐ Computed on full value of property conveyed, or
☐ Computed on full value less liens and encumbrances remaining thereon at time of transfer.
Signature of declarant or agent determining tax-firm name

LAW OFFICES
EVANS & BILYEU
PROFESSIONAL CENTER
ELKO, NEVADA 89801





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STATE OF NEVADA )
) SS.
COUNTY OF ELKO )

On this 15th day of August, 1978, personally appeared before me, a Notary Public, PRESTON Q. HALE, acting on behalf of TENT MOUNTAIN RANCH, a limited partnership, who acknowledged that he executed the foregoing instrument.

NOTARY PUBLIC

CHARLES B. EVANS, JR.
Notary Public - State of Nevada
Elko County, Nevada
My Commission Expires August 18, 1979

LAW OFFICES
EVANS & BILYEU
PROFESSIONAL CENTER
ELKO, NEVADA 89801

Parcel I

TOWNSHIP 36 NORTH, RANGE 60 EAST, M.D.B.&M.

Section 4: S1/2SE1/4; N1/2SW1/4 excepting therefrom that portion of the N1/2SW1/4 lying Northerly of the Upper Starr Valley Road, as said road presently exists, as conveyed to Altamira Farms by deed recorded November 18, 1977, in Book 258 of Official Records at page 98, Elko County, Nevada.
Section 10: NE1/4; S1/2SE1/4NW1/4; S1/2
Section 11: All

Parcel II

A roadway easement over and across the NW1/4 of Section 10, Township 36 North, Range 60 East, M.D.B.&M., granted to CHARLES H. BLACK by SAMUEL H. DAVIS by document recorded May 5, 1915, in book 35 of Deeds at page 321, Elko County, Nevada, records.

Parcel III

TOWNSHIP 36 NORTH, RANGE 60 EAST, M.D.B.&M.

Section 4: S1/2SW1/4
Section 5: SE1/4, excepting therefrom that portion of the N1/2SE1/4 lying Northerly of the Upper Starr Valley Road, as said road presently exists, as conveyed to Altamira Farms by deed recorded November 18, 1977, in Book 258 of Official Records at page 98, Elko County, Nevada.

Parvel IV

TOWNSHIP 36 NORTH, RANGE 60 EAST, M.D.B.&M.

Section 2: Lots 1, 2, 6 & 7; S1/2NE1/4; SE1/4NW1/4; E1/2SW1/4; SE1/4
Section 12: SW1/4
Section 14: Lots 1, 2, 3 & 4; S1/2N1/2

Parcel V

TOWNSHIP 36 NORTH, RANGE 60 EAST, M.D.B.&M.

Section 3: S1/2NW1/4SW1/4; SW1/4SW1/4; S1/2SE1/4SW1/4
Section 4: N1/2SE1/4

LAW OFFICES
EVANS & BILYEU
PROFESSIONAL CENTER
ELKO, NEVADA 89801

Exhibit A

Excepting from Parcel V an undivided one-half interest in and to all coal, oil, gas and other minerals of every kind and nature whatsoever as reserved in Deed executed by WILLIAM D. HYLTON, et ux, recorded April 4, 1974, in Book 191, of Official Records at page 402, Elko County, Nevada.

TOGETHER WITH all buildings and improvements situate thereon.

TOGETHER WITH all water, water rights, right to the use of water, dams, ditches, canals, pipelines, reservoirs, wells, and all other means for the diversion or use of water appurtenant to the said property, or any part thereof.

TOGETHER WITH all mineral rights, oil or gas owned by the Sellers herein lying on, in or over the above described real property.

TOGETHER WITH all existing easements and rights of way benefiting the above-described real property, including, but not limited to, all easements and rights of way for ingress and egress to said property.

TOGETHER WITH all range rights and grazing rights, and in particular, but without limitation thereto, all rights to graze livestock upon the National Forest.

SUBJECT TO all road and utility easements and any and all other easements and rights of way of record.

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

115030
FILED FOR RECORD
AT REQUEST OF
First American Title Co. of Nev.

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INDEXED

RECORDED IN 273 PG 564
JERRY D. REYNOLDS
ELKO CO. RECORDER

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 21st day of April A.D. 1993
JERRY D. REYNOLDS, COUNTY RECORDER
By
(SEAL)

LAW OFFICES
EVANS & SILVERU
PROFESSIONAL CENTER
ELKO, NEVADA 89801

115030

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