

ELKO COUNTY

20
 Computed on full value of property demands or
 Computed on 25% value less than and maintenance
 working status at time of transfer.
 Under penalty of perjury,
 I, James H. Ballen
 Signature of Debtor or agent executing
 to this deed

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made and entered into as of the 15th day of August, 1978, by and between SECURITY NATIONAL BANK OF NEVADA, a National Banking Corporation, Trustee, First Party; and SHIRLEY HAWS, an unmarried woman, of P. O. Box 1544, Elko, Nevada, Second Party;

W I T N E S S E I H:

That the said First Party, for and in consideration of the sum of TEN DOLLARS (\$10.00), lawful, current money of the United States of America, to it in hand paid by the said Second Party, the receipt whereof is hereby acknowledged, does by these presents grant, bargain, sell, convey and confirm unto the said Second Party, as her sole and separate property, and to the heirs, executors, administrators and assigns of the Second Party forever, all that certain real property situate, lying and being 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, all and singular, the said premises, together with the appurtenances unto the said Second Party, and to her 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.

SECURITY NATIONAL BANK OF NEVADA
a National Banking Corporation, Trustee

By [Signature]
C. C. BALLEW
Senior Vice-President

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STATE OF NEVADA }
COUNTY OF ELKO } SS.

On this 20th day of October, 1978, personally appeared before me, a Notary Public, C. J. BALLEW, acting on behalf of SECURITY NATIONAL BANK OF NEVADA, who acknowledged that he executed the foregoing instrument.

Carol M. Hill
NOTARY PUBLIC



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A parcel of land located in the NE 1/4 of Section 3, T 32 N, R 55 E, and the SE 1/4 of Section 34 T 33 N, R 55 E, NDM, more particularly described as follows:

Commencing at the NW Corner of said Section 3, thence S 89°28'26" E 2605.59 Feet along the North boundary of said Section 3 to Corner No. 1 the Point of Beginning being the N 1/4 Corner of said Section 3,

thence N 2°09'18" E 1852.33 Feet to Corner No. 2.

thence S 37°10'00" E 2230.69 Feet along a line common to Parcel 11 Block J to Corner No. 3 being a point on the centerline of Meadow View Drive.

thence S 52°50'00" W 62.00 Feet along the centerline of said Meadow View Drive to Corner No. 4.

thence from a tangent bearing S 52°50'00" W 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 N 63°38'32" W 1434.64 Feet to Corner No. 1 the Point of Beginning containing 40.542 Acres more or less.

Said parcel being known as Parcel 10 in Block J of the amended record of Survey Map for WESTERN HILLS as recorded in the Office of the County Recorder, Elko, County, Nevada on February 25, 1975, File No. 89139.

TOGETHER WITH a portion of those certain water rights set forth in the Bartlett Decree defining the rights of George Clayton to the waters of Ten Mile Creek, Proof No. 00689, being action No. 2804, "In the matter of the Determination of the Relative Rights of Claimants and Appropriators of the Waters of the Humboldt River Stream System and Its Tributaries" in the Sixth Judicial District Court of the State of Nevada, in and for the County of Humboldt, which water rights and point of diversion for said water rights are more particularly described as follows:

<u>Year</u> <u>Priority</u>	<u>Harvest</u>	<u>Year</u> <u>Priority</u>	<u>Diversified</u>
1897	16.87	1898	0.56

THE POINT of diversion from Ten Mile Creek, the area of use for said water and the ditches to be used for the distribution of said water, for said water rights shall be as shown on a map filed in the Office of the State of Nevada, Division of Water Resources, Elko, Nevada, Office.

RESERVING unto the Grantors, their heirs, executors, administrators and assigns, all other water rights to Ten Mile Creek decreed to Griswold-Henderson Livestock Co., Proof No. 00378, and George Clayton, Proof No. 00689, in the said Bartlett Decree as above set forth and reserving unto the Grantors, their heirs, executors, administrators and assigns, the right to the use of the irrigation ditch or ditches designated by the Division of Water Resources for the distribution of water hereinabove reserved by Grantors, their heirs, executors, administrators and assigns, for the perpetual benefit of all lands owned by Grantors, their heirs, executors, administrators and assigns to which the reserved water rights are appurtenant, and reserving further to the Grantors.

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their heirs, executors, administrators and assigns, the right to grant the use of said ditches to any third person or persons and their heirs, executors, administrators and assigns, acquiring an interest in any of the reserved water rights or title to any of the said lands to which said water rights are appurtenant, together with the right to maintain and repair said ditch or ditches.

RESERVING unto the Grantors, their heirs, executors, administrators successors and assigns a thirty (30) foot roadway easement along the Southeast side of the above described parcel for the perpetual benefit of all land owned now by the Grantors, their heirs, executors, administrators, successors and assigns in the NE 1/4 of Section 3, T 32 N, R 55 E, MDM and the SE 1/4 of Section 34, T 33 N, R 55 E, MDM.

RESERVING FURTHER unto the Grantors, their heirs, executors, administrators, successors and assigns, the right to convey an interest in the easement hereby reserved to any third person or persons and their heirs, executors, administrators, successors and assigns acquiring interest in any of the land owned by the Grantors in the NE 1/4 of Section 3, T 32 N, R 55 E, MDM and the SE 1/4 of Section 34, T 33 N, R 55 E, MDM. This easement shall be deemed to run with the land.

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.

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FILED FOR RECORD
AT REQUEST OF
Erwin & Gilgus
78 NOV 16 AM 11:07

RECORDED EX 280 575
JERRY D. REYNOLDS
ELKO CO. RECORDER

117872

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