

#118733
11-4-1953BOOK 64 ⁽³⁾ pg 288GUARDIANSHIP DEED AND
BILL OF SALE.

THIS INDENTURE, made this 20th day of October, 1953, by and between HELEN B. BRENNEN as the duly qualified and acting Guardian of the Estate of ANNA BELLE BRENNEN, a Minor, of the City of Elko, County of Elko, State of Nevada, first party, and H. M. BRENNEN, of the County of Elko, State of Nevada, second party,

W I T N E S S E T H:

That, WHEREAS, pursuant to Order of Sale of Real and Personal Property dated August 11, 1953, and pursuant to legal notices given for sale of said guardianship estate, the said first party on the 1st day of September, 1953, at the time and place, and in the manner specified in said notices, did offer for sale and did sell, subject to confirmation by the Fourth Judicial District Court of the State of Nevada, in and for the County of Elko, to the second party the said real and personal property hereinafter particularly described for the sum of \$47,689.11, he being the highest and best bidder, and that being the highest and best sum bid; that said bid was accompanied by certified check in the sum of \$4,769.00 being over 10% of the bid; and,

WHEREAS, the said District Court upon due and legal return of the proceedings made by the said first party on the 5th day of September, 1953, and after due notice on said return given, did on the 9th day of October, 1953, make orders in said Estate decreeing said sale to be valid and confirming said sale and directing conveyance to be executed to the said second party, certified copy of which Order of Confirmation is recorded in the Office of the County Recorder of the County of Elko, State of Nevada, on the 9th day of October, 1953, in Book 10 of Miscellaneous, at pages 206, which said Order of Confirmation is now on file and of record in said County; that said record thereof is hereby referred to for a greater certainty; and

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ATTORNEY AT LAW
ELKO, NEVADA

WHEREAS, said Order of Confirmation provided that the second party shall pay in cash the sum of \$16,000.00 and execute a promissory note in the sum of \$31,689.11 payable unto said Guardian in five equal annual installments commencing one year from date of down payment, with interest at the rate of 5% per annum on the unpaid principal, said note to be secured by Real and Chattel Mortgage of H. M. BRENNEN naming said Guardian as Mortgagee and being a mortgage upon at least an undivided FORTY-SEVEN AND ONE-HALF (47½) PER CENT of the second party in and to the hereinafter described real and personal property.

NOW, THEREFORE, the said HELEN B. BRENNEN, as Guardian of the Estate of ANNA BELLE BRENNEN, a Minor, the first party, all pursuant to the order aforesaid of the District Court, and for and in consideration of the sum of \$16,000.00 to her in handpaid by the second party and the delivery unto her of a promissory note payable to said Guardian in the principal sum of \$31,689.11 and a Real and Chattel Mortgage from the second party to the first party Guardian securing said note and being a mortgage upon an undivided one-half (1/2) interest of the second party to the real and personal property hereinafter described, the receipt whereof is hereby acknowledged, does by these presents grant, bargain, sell and convey unto the said second party and to his heirs and assigns forever all of the said estate's interest in and to an undivided SEVENTEEN AND ONE-HALF (17½) PER CENT interest in and to that certain real property situate, lying and being in the County of Elko, State of Nevada, particularly described as follows, to-wit:

T. 28 N., R. 54 E., M.D.B. & M.

Section 31: Lots 1, 2 and 3
 32: NW¼; W½ SW¼; NE¼ SW¼; W½ NE¼; SE¼ NE¼

T. 32 N., R. 56 E., M.D.B. & M.

*Section 1: Lots 3, 4; S½ NW¼; SW¼
 * 3: All
 * 11: All
 * 13: N½
 * 13: S½
 * 15: All
 * 23: All
 * 24: All

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T. 32 N., R. 56 E., M.D.B. & M. (Cont'd.)

- Section 25: All
- 27: All
- 36: E $\frac{1}{2}$ NE $\frac{1}{4}$; NW $\frac{1}{4}$ NE $\frac{1}{4}$; NE $\frac{1}{4}$ SE $\frac{1}{4}$

T. 33 N., R. 56 E., M.D.B. & M.

- Section 36: S $\frac{1}{2}$ NE $\frac{1}{4}$; N $\frac{1}{2}$ SE $\frac{1}{4}$

T. 32 N., R. 57 E., M.D.B. & M.

- Section 4: S $\frac{1}{2}$ S $\frac{1}{2}$
- 5: All
- 6: S $\frac{1}{2}$ NE $\frac{1}{4}$
- 8: N $\frac{1}{2}$ N $\frac{1}{2}$
- 9: N $\frac{1}{2}$ N $\frac{1}{2}$
- 13: All
- 15: S $\frac{1}{2}$ S $\frac{1}{2}$
- 20: E $\frac{1}{2}$ SW $\frac{1}{4}$
- 21: All
- 23: All
- 27: All
- 29: All
- 30: W $\frac{1}{2}$ NE $\frac{1}{4}$; SE $\frac{1}{4}$ NE $\frac{1}{4}$; NE $\frac{1}{4}$ SE $\frac{1}{4}$
- 32: Lots 1, 2, 3, 4; NE $\frac{1}{4}$ NW $\frac{1}{4}$; N $\frac{1}{2}$ NE $\frac{1}{4}$; SE $\frac{1}{4}$ NW $\frac{1}{4}$;
S $\frac{1}{2}$ NE $\frac{1}{4}$; E $\frac{1}{2}$ SW $\frac{1}{4}$; SE $\frac{1}{4}$
- 33: All
- 35: All

T. 33 N., R. 57 E., M.D.B. & M.

- Section 31: All
- 32: NW $\frac{1}{4}$ SW $\frac{1}{4}$

*NOTE:- The property identified by asterisk above has been offered to the United States under private land exchange agreement for the following property situate in the County of Elko, State of Nevada:

T. 32 N., R. 56 E., M.D.B. & M.

- Section 14: S $\frac{1}{2}$
- 26: All
- 36: W $\frac{1}{2}$; SW $\frac{1}{4}$ NE $\frac{1}{4}$; W $\frac{1}{2}$ SE $\frac{1}{4}$; SE $\frac{1}{4}$ SE $\frac{1}{4}$

T. 32 N., R. 57 E., M.D.B. & M.

- Section 30: NW $\frac{1}{4}$; W $\frac{1}{2}$ SW $\frac{1}{4}$; SE $\frac{1}{4}$ SW $\frac{1}{4}$; SE $\frac{1}{4}$ SE $\frac{1}{4}$; NW $\frac{1}{4}$ SE $\frac{1}{4}$
- 18: All

All title of offered land and interest in exchange agreement and selected land is subject of this deed.

Together with all waters, water rights, rights to the use of water, dams, ditches, canals, pipe lines, reservoirs and all other means for the diversion or use of waters appurtenant to the said property or any part thereof, or used or enjoyed in connection therewith, and together with all stockwatering rights used or enjoyed in connection with the use of any of said lands; and together with all range rights, grazing rights and forest rights, and in particular, but without limitation thereto, all rights to graze livestock on the public domain under what is known as the Taylor Grazing Act, owned by the first party, or used or enjoyed in connection with any of said property and together with the improvements and appurtenances.

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Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

And does hereby sell, assign, transfer and deliver unto the said second party, his heirs and assigns, all of the estate's interest in and to an undivided SEVENTEEN AND ONE-HALF (17 1/2) PER CENT in and to that certain personal property situate on or about the above described real property in the County of Elko, State of Nevada, and more particularly described as follows:

- | | |
|-------------------|--|
| 610 Cows | 148 Heifers |
| 24 Bulls | 254 Heifer Calves |
| 132 Steers | 81 Bull Calves |
| 199 Steer Calves | 12 Sale Bulls |
| 34 Bwes and Bucks | 13 Colts |
| 38 Lambs | 31 head Registered herd Cows and Bulls |

Together with all increase thereof.

Together with all of the trucks, tractors, ranch machinery, hay racks, stackers, buck rakes, harnesses, blacksmith tools and any and all ranch equipment used in connection with the operation of the above real property and live-stock and horses; together with all hay on the real property above described.

TO HAVE AND TO HOLD, all and singular the said premises, together with the appurtenances, unto the said second party, his heirs and assigns, forever.

IN WITNESS WHEREOF the said first party as Guardian of the Estate of ANNA BELLE BRENNEN, a Minor, as aforesaid, has executed these presents the day and year first above written.



Helena B. Brennen

STATE OF WASHINGTON)
COUNTY OF PIERCE) SS.



On this 20th day of October, 1953, personally appeared before me, a Notary Public in and for said County and State, HELEN B. BRENNEN, known to me to be the person described in and who executed the foregoing instrument, and acknowledged to me that she executed the same freely and voluntarily and for the uses and purposes therein

ORVILLE R. WILSON
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ELKO, NEVADA

BOOK 64 PAGE 292

mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and
affixed my Official Seal the day and year in this Certificate
last above written.



Eileen Kelly
NOTARY PUBLIC

File No. 118733

FILED FOR RECORD
AT REQUEST OF
Orville R. Wilson
Nov 4 4 45 PM '53

RECORDED BOOK *144* PAGE *288* - *Deeds*
RUTH GRISWOLD SABALA
ELKO COUNTY RECORDER

Fee \$3.80

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