INDEXED

118734

GUARDIANSHIP 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 proceedingsmade 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

ORVILLE R. WILSON
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 saidGuardian 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

ORVILLE R. WILSON
ATTORNEY AT LAW
ELKO, NEVADA

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

Section 25: All
27: All
36: E½ NE¼; NW¼ NE¼; NE¼ SE¼

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

Section 36: S½ NE¼; N½ SE¼

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

Section 4: S½ S½
5: All
6: S½ NE¼
8: N½ N½
9: N½ N½
13: All
15: S½ S½
20: E½; SW¼
21: All
23: All
27: All
29: All
30: W½ NE¼; SE¼ NE¼; NE¼ SE¼
32: Lots 1, 2, 3, 4; NE¼ NW¼; N½ NE¼; SE¼ NW¼; S½ NE¼; E½ SW¼; SE¼
33: All
35: All

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

Section 31: All
32: NW¼ SW¼

*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: S½
26: All
36: W½; SW¼ NE¼; W½ SE¼; SE¼ SE¼

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

Section 30: NW¼; W½ SW¼; SE¼ SW¼; SE¼ SE¼; NW¼ SE¼
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.

ORVILLE R. WILSON
ATTORNEY AT LAW
ELKO, NEVADA

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 (17½%) 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 Ewes 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 livestock 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 THEREOF 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 furst above written.

Helen B. Brennen

STATE OF WASHINGTON)
) SS.
COUNTY OF PIERCE))

On this 20th day of October, 1953, personally appeared before me, a Notary Public in and for said County and State, HELEN B. BRENNEN, as Guardian of the Estate of ANNA BELLE 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
ATTORNEY AT LAW
ELKO, NEVADA

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.

Esther J. Reilly
NOTARY PUBLIC

File No. 118733

FILED FOR RECORD
AT REQUEST OF
Orville R. Wilson
Nov 4 4 45 PM '53
RECORDED BOOK 64 PAGE 288-Deeds
RUTH GRISWOLD SABALA
ELKO COUNTY RECORDER
Fee $3.80

ORVILLE R. WILSON
ATTORNEY AT LAW
ELKO, NEVADA

INDEXED

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made and entered into as of this 20th day of October, 1953, by and between HELEN B. BRENNEN, a widow, of the City of Elko, County of Elko, State of Nevada, first party, to ALYN B. BRENNEN, an unmarried man, of the County of Elko, State of Nevada, second party,

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, and other good and valuable consideration, to her in hand paid by the said second party, 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, an undivided THIRTY FIVE PER CENT (35%) interest in and to all 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; W½SW¼; NE¼SW¼; W½NE¼; SE¼NE¼

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

*Section 1: Lots 3-4; S½NW¼; SW¼
* 3: All
* 11: All
* 13: N½
13: S½
* 15: All
23: All
24: All
25: All
27: All
36: E½NE¼; NW¼NE¼; NE¼SE¼

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

Section 36: S½NE¼; N½SE¼

ORVILLE R. WILSON
ATTORNEY AT LAW
ELKO, NEVADA

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 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 stock-watering 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.

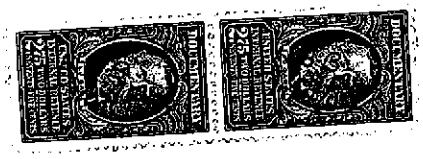
Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

ORVILLE R. WILSON
Attorney at Law
ELKO, NEVADA

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 has hereunto set her hand the day and year first hereinabove written.

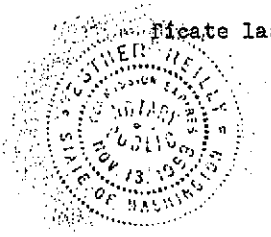
Helen B. Brennen
HELEN B. BRENNEN



STATE OF WASHINGTON,)
) SS.
COUNTY OF PIERCE.)

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 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.



NOTARY PUBLIC

File No. 118734

FILED FOR RECORD
AT REQUEST OF
Orville R. Wilson
Nov 4 4 45 PM '53
RECORDED BOOK 64 PAGE 293-Deeds
RUTH GRISWOLD SABALA
ELKO COUNTY RECORDER
Fee $2.50

ORVILLE R. WILSON
ATTORNEY AT LAW
ELKO, NEVADA