

STATE ENGINEER  
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GRANT DEED TO JOINT TENANTS

FOR THE CONSIDERATION of TEN DOLLARS (\$10.00), and other valuable consideration, the receipt of which is acknowledged, SILAS D. SINTON, an unmarried man, herein referred to as Grantor, does hereby grant, bargain and sell to ROGER C. SEYFERTH and CHARLOTTE SEYFERTH, his wife, whose address is 100 Sage Street, Elko, Nevada, 89801, herein referred to as Grantees, as joint tenants with right of survivorship and not as tenants in common, and their assigns, and the heirs and assigns of the survivor, forever, the property and premises located in the County of Elko, State of Nevada, described as follows:

That portion of the S½SW¼ of Section 18 and of Lot 1 and the NE¼NW¼ of Section 19, all in Township 33 North, Range 58 East, M.D.B.&M., County of Elko, State of Nevada, described as follows:

Commencing at the SW corner of said Section 18; thence South along the West line of Section 19, 47 feet to the Southerly line of a lane, being the TRUE POINT OF BEGINNING;

Thence North along the West line of Sections 18 and 19, 297.68 feet to a Corner No. 1;

- Thence N. 83°01' E., 75.20 feet to Corner No. 2;
- Thence N. 36°27' E., 299.40 feet to Corner No. 3;
- Thence N. 39°07' E., 131.45 feet to Corner No. 4;
- Thence S. 49°55' E., 142.70 feet to Corner No. 5;
- Thence S. 75°54' E., 152.30 feet to Corner No. 6;
- Thence S. 10°10' E., 200.63 feet to Corner No. 7;
- Thence S. 58°39' E., 131.65 feet to Corner No. 8;
- Thence S. 28°40' E., 235.60 feet to Corner No. 9;
- Thence S. 52°22' E., 45.15 feet to Corner No. 10;
- Thence S. 87°11' E., 739.65 feet to Corner No. 11;
- Thence N. 87°13' E., 1016.80 feet to the North-South Centerline of Section 18 and Corner No. 12;
- Thence South along said Centerline and the centerline of Section 19, 803.88 feet to Corner No. 13;
- Thence West 1168.05 feet to Corner No. 14;
- Thence N. 15°55' W., 80.00 feet to Corner No. 15;
- Thence N. 42°21' W., 389.50 feet to Corner No. 16;
- Thence S. 73°13' W., 375.40 feet to Corner No. 17;
- Thence S. 60°31' W., 203.45 feet to Corner No. 18;
- Thence N. 30°54' W., 715.81 feet to Corner No. 19;
- Thence West 287.03 feet to the TRUE POINT OF BEGINNING.

Together with all buildings and improvements thereon. 41.5 ac

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.

Together with the following water rights as described in the Humboldt River Adjudication 1923-1938;

That portion of Proof Number 00405 in the name of Hankins-Bellinger Company as shown on page 175 of The Bartlett Decree and amended by the Edwards Decree on page 52 printed in the Humboldt River Adjudication 1923-1938 (Blue Book) which represents

4512  
 Documentary Transfer Tax \$  
 Computed on full value of property conveyed; or  
 Computed on full value less liens and encumbrances remaining thereon at time of transfer.  
 Under penalty of perjury:  
 Signature of declarant or agent  
 determining tax firm name

*[Handwritten signature]*

41.51 acres of harvest, with the water rights herein conveyed to remain bracketed for purposes of administration as in said decree and being as follows:

<u>PRIORITY</u>	<u>HARVEST ACRES</u>
1865	1.67
1868	.41
1868A	2.03
1869	3.54
1870	.37
1871	5.73
1872	1.93
1873	2.16
1874	1.76
1875	8.78
1876	3.13
1877	1.88
1878	1.85
1888	.16
1896	.83
1900	1.78
1901	2.62
1904	.88
<b>Total</b>	<b>41.51 acres</b>

*0.571 cfs  
124.53 ac ft*

*1.23/100 cfs  
3/ac acft*

Together with all springs, wells, water, water rights and stockwater rights appropriated to, appurtenant to or decreed to said lands, or any portion thereof; with all applications, proofs, permits, maps and certificates relating to such water and water rights: together with all dams, ditches, diversions, licenses, easements, pipelines, structures, measuring devices, headgates, rights-of-way and controls incidental to used, or relating to the utilization of such water and water rights, applying them to beneficial use and for the repair, cleaning, replacement and maintenance of any or all of such facilities and improvements by the use of modern equipment.

Together with a non-exclusive right to use and maintain all ditches, diversions, licenses, easements, pipelines, structures, measuring devices, headgates, rights-of-way and controls incidental to use or relating to the utilization of the water rights herein conveyed.

Reserving, however, to Grantor, his heirs, successors and assigns the right to jointly use with Grantees all ditches, diversions, licenses, easements, pipelines, structures, measuring devices, headgates, rights-of-way and controls incidental to use or relating to the water rights retained by Grantee.

Further reserving to Grantor, his heirs, successors ingress to and egress from the rights of way herein

