DOCUMENTARY TRANSFER TAX $ 10.70
☐ 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
Western Title Stock
SIGNATURE OF DECLARANT OR AGENT DETERMINING TAX-FIRM NAME

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made and entered into this 24th day of April, 1980, by and between SECURITY NATIONAL BANK OF NEVADA, a National Banking Corporation, Trustee, First Party; and SHIRLEY PACKER, a married woman, of Tuscarora, Nevada, Second Party;

Claridge Et al Trust
Lichen Martin Alsbury

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, 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 C. J. Ballew
C. J. BALLEW
Senior Vice-President

LAW OFFICES
EVANS and BILYEU
PROFESSIONAL CENTER
ELKO, NEVADA 89801

20

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

Commencing at the NE Corner of said Section 34, thence S 2°46'27" W 1311.57 Feet along the East boundary of said Section 34 to a point, thence N 89°21'03" W 1327.42 Feet to a point, thence S 2°24'46" W 1318.32 Feet to Corner No. 1 the Point of Beginning,

thence N 89°39'22" W 1066.49 Feet to Corner No. 2,

thence S 37°10'00" E 2666.51 Feet to Corner No. 3 a point being on the centerline of Meadow View Drive,

thence N 52°50'00" E 665.79 Feet along the said centerline of Meadow View Drive to Corner No. 4,

thence from a tangent bearing N 52°50'00" E on a curve to the Right with a radius of 300.00 Feet through a central angle of 4°26'49" for an arc length of 23.28 Feet along the said centerline of Meadow View Drive to Corner No. 5,

thence N 32°43'11" W 2024.11 Feet along a line common to the back parcel line of Parcels 13, 14, and 15 in Block J to Corner No. 1 the Point of Beginning containing 41.849 acres more or less.

Said parcel being known as Parcel 12 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:

Year Priority	Harvest	Year Priority	Diversified
1892	17.08	1898	11.30

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 Griswald-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, 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

Exhibit A

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 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 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.

FE 6.00 134211
FILED FOR RECORD
AT REQUEST OF
Western Title, Inc.
80 MAY 20 P 1:59
INDEXED
RECORDED BK 321 PG 49
JERRY D. REYNOLDS
ELKO CO. RECORDER