

ELKO COUNTY

QUITCLAIM DEED

THIS INDENTURE, made and entered into this 15th day of March, 1983, by and between ROGER C. SEYFERTH, of ELKO, Nevada, First Party; and CHARLOTTE E. SEYFERTH, of Elko, Nevada, Second Party;

WITNESSETH:

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, to him in hand paid by the said Second Party, and other good and valuable consideration, the receipt whereof is hereby acknowledged, does by these presents remise, release, and forever quitclaim unto the Second Party, and to her heirs, executors, administrators, and assigns, all his right, title and interest in and to that certain property situate, lying and being in the County of Elko, State of Nevada, and more particularly described as follows, to-wit:

EXHIBIT A attached hereto and incorporated herein.

SUBJECT TO any and all exceptions, reservations, restrictions, restrictive covenants, assessments, easements, and rights of way of record.

TOGETHER WITH all improvements of every nature, kind and description situate thereon.

TOGETHER WITH the tenements, hereditaments, and appurtenance thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof.

TO HAVE AND TO HOLD the said premises, together with the appurtenances, unto the said Second Party, her heirs, executors, administrators, and assigns forever.

IN WITNESS WHEREOF, the said First Party has hereunto set his hand the day and year first hereinabove written.

Roger C. Seyferth
ROGER C. SEYFERTH

STATE OF NEVADA)
) ss.
COUNTY OF ELKO)

On this 15th day of March, 1983, personally appeared before me, a Notary Public, ROGER C. SEYFERTH, who acknowledged to me that he executed the foregoing Quitclaim Deed.

LENORA DI GRAZIA
Notary Public - State of Nevada
Elko County, Nevada
My appointment expires August 17, 1986

Lenora Di Grazia
NOTARY PUBLIC

ELKO COUNTY

EXHIBIT "A"

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 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.

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 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

EXHIBIT "A"

GOICOECHEA & DIGRAZIA, LTD.
ATTORNEYS AT LAW
BLOOM BUILDING, SUITE 200
FIFTH & IDAHO STREETS - P.O. BOX 1288
ELKO, NEVADA 89601
(702) 738-8001

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ELKO COUNTY

<u>PRIORITY</u>	<u>HARVEST ACRES</u>
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
Total	41.51 acres

\$6.00
 FILE # 173956
 FILED FOR RECORD
 AT REQUEST OF
Ross P. Erdley
 83 MAR 18 P 4: 49
 RECORDED BY 417 PG 358
 JERRY D. REYNOLDS
 ELKO CO. RECORDER

INDEXED

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 use, 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 reserved, co-operate, maintain and improve the existing ditches, diversions, pipelines, structures, measuring devices, headgates and dams incidental to use or relating to the water right retained by Grantee for use upon lands of Grantor herein in Section 18, Township 33 North, Range 58 East, M.D.B. & M., said rights of way to be of sufficient width to allow the use of modern equipment with reasonable access.

Subject to all taxes and assessments, reservations, restrictions, conditions, exceptions, regulations, zoning, codes, easements, rights of way, ordinances, licenses affecting the property, if any, encroachments, if any, upon any street, highway or other property.

173956

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