

ND349

BOOK 10 PAGE 45

D E E D

THIS INDENTURE, made and entered into this 15th day of December, 1960, by and between PIONEER TITLE INSURANCE COMPANY OF NEVADA, a Corporation, the party of the first part, and ERNEST L. MERKLEY and ALICE HANKINS MERKLEY, his wife, E. RAY MERKLEY, CHARLES R. ZUNINO and MARIE M. ZUNINO, his wife, AND DELBERT J. ZUNINO and LINDA ZUNINO, his wife, the parties of the second part,

W I T N E S S E T H :

That the parties of the first part, for and in consideration of the sum of TEN (\$10.00) DOLLARS, current lawful money of the United States of America, to it in hand paid and other good and valuable consideration accruing to the parties of the first part from the parties of the second part, the receipt whereof is hereby acknowledged, does by these presents grant, bargain, sell, convey and confirm unto the parties of the second part, their heirs, executors, administrators and assigns forever, all that certain lot, piece or parcel of land situate, lying and being in the County of Elko, State of Nevada, and particularly described as follows, to-wit:

TOWNSHIP 29 NORTH, RANGE 56 EAST, MDB&M.

- Section 1: S $\frac{1}{2}$ of NW $\frac{1}{4}$; SW $\frac{1}{4}$;
 2: W $\frac{1}{2}$; SE $\frac{1}{4}$;
 3: The whole thereof;
 4: N $\frac{1}{2}$ of SE $\frac{1}{4}$; NE $\frac{1}{4}$; (also described as Lots 1 and 2 of the NE $\frac{1}{4}$ and S $\frac{1}{2}$ of NE $\frac{1}{4}$); reserving however, the following described property heretofore deeded to Martin Amestoy and appearing of record in Book 41 of Deeds; page 596, Records of Elko County, Nevada, to-wit:

A Portion of the SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 4, in Township 29 North, Range 56 East, MDB&M., and described as follows:

Commencing at Corner No. 1, which is a piece of $\frac{1}{2}$ -inch iron pipe 24 inches long driven into the ground from which the $\frac{1}{4}$ corner on the North side of Section 3 in Township 29 North, Range 56 East,

M.D.B.&M., which is a cedar stake marked $\frac{1}{8}$ s, set along side of a cedar post in a mound of rock (the said cedar post being marked $\frac{1}{8}$ s and is the north boundary fence of the Albert Hankins Estate Ranch) bears N. $59^{\circ}35'E.$, 3969.69 feet; thence running N. $89^{\circ}38'W.$, 110 feet to Corner No. 2, which is an iron stake $1\frac{1}{2}$ inches in diameter and 22 inches long, driven into the ground; running thence N. $0^{\circ}22'E.$, 240 feet, which is an iron stake $1\frac{1}{2}$ inches in diameter, and 22 inches long, driven into the ground; running thence S. $89^{\circ}38'E.$, $26\frac{1}{2}$ feet; running thence S. $0^{\circ}22'W.$, 120 feet; running thence S. $89^{\circ}38'E.$, $83\frac{1}{2}$ feet; running thence S. $0^{\circ}22'W.$, 120 feet to Corner No. 1, the place of beginning, containing 0.376 acres;

Also reserving another portion of the SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 4 in Township 29 North, Range 56 East, MDB&M., and described as follows:

Commencing at Corner No. 1, which is an iron stake $1\frac{1}{2}$ inches in diameter and 21 inches long, driven into the ground, from which the above described $\frac{1}{4}$ corner bears N. $64^{\circ}08'49"E.$, ~~3861.59~~ feet; running thence N. $0^{\circ}22'E.$, 40 feet to Corner No. 2 which is an iron stake $1\frac{1}{2}$ inches in diameter and 21 inches long driven into the ground; running thence N. $89^{\circ}38'W.$, 110 feet to Corner No. 3 which is an iron stake $1\frac{1}{2}$ inches in diameter and 21 inches long driven into the ground; running thence S. $0^{\circ}22'W.$, 40 feet to corner No. 4 which is an iron stake $1\frac{1}{2}$ inches in diameter and 21 inches long, driven into the ground; running thence S. $89^{\circ}38'E.$, 110 feet to Corner No. 1, the place of beginning, containing 0.101 acres.

Also reserving another portion of the SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 4, in Township 29 North, Range 56 East, MDB&M., and described as follows: (Described in Book 41 Deeds, p. 595).

Commencing at Corner No. 1, which is an old octagon rifle barrel 1 inch across and 30 inches long, driven into the ground, from which the $\frac{1}{4}$ corner on the north side of Section 3, in Township 29 North, Range 56 E., MDB&M., which is a cedar stake marked $\frac{1}{8}$ s set along side of a cedar post in a mound of rock (the said cedar post also being marked $\frac{1}{8}$ s and is in the north boundary fence of the ranch commonly called the Albert Hankins Estate Ranch) bears N. $62^{\circ}39'30"E.$, 3852.39 feet; running thence S. $0^{\circ}22'W.$, 120 feet to Corner No. 2; running thence N. $89^{\circ}38'W.$, $83\frac{1}{2}$ feet; running thence N. $0^{\circ}22'E.$, 120 feet; running thence S. $89^{\circ}38'E.$, $83\frac{1}{2}$ feet to Corner No. 1, the place of beginning, containing 0.23 acres;

Section: 10:

E $\frac{1}{2}$ of NW $\frac{1}{4}$; NE $\frac{1}{4}$ and all of the SE $\frac{1}{4}$, save and except that portion conveyed to Edward Carville,

and appearing in Book 34 of Deeds, page 100, records of Elko County, Nevada, said reservation being more particularly described as follows, to-wit:

Commencing at the Section corner common to Sections 10, 11, 14, and 15, in Township 29 North, Range 56 East, MDB&M., running thence first course N. 5° E., along the line between Sections 10 and 11; 9 chains, more or less, to the present fence line running easterly and westerly at about this point; second course West along said fence line about one-half mile to the West line of the SE $\frac{1}{4}$ of said Section 10; third course South along the West line of the SE $\frac{1}{4}$ of said Section 10, in said Township and Range, 9 chains more or less, to the quarter section corner between said Sections 10 and 15; fourth course East, along the Section line between said Sections 10 and 15, about one-half mile to the place of beginning; said above description to be governed by course and distances according to the government survey of the above described land;

Section 11: N $\frac{1}{2}$; SE $\frac{1}{4}$; and all of that portion described as follows, to-wit:

Commencing at a point where the present fence line running easterly and westerly crosses the section line between Sections 10 and 11, in Township 29 North, Range 56 East, MDB&M., from whence the section corner common to Sections 10, 11, 14 and 15 of said Township and Range bears S. 5° W., 9 chains distant, more or less, and running thence first course N. 5° E., 31 chains, more or less, to the quarter section corner between said Sections 10 and 11; second course easterly along the N. line of the SW $\frac{1}{4}$ of said Section 11 about one-half mile to the center of said Section 11; third course South along the east line of the SW $\frac{1}{4}$ of said Section 11, 31 chains, more or less, to said above-mentioned fence line; fourth course West along said fence line about one-half mile to the place of beginning; the above-description to be governed by the courses and distances according to the government survey thereof. It is the intention of the parties of the first part to deed and they do hereby deed to the partys of the second part, all of the land in the SW $\frac{1}{4}$ of Section 11, in Township 29 North, Range 56 East, MDB&M., north of that certain fence line running easterly and westerly about 9 chains, more or less, north of the westerly half of the section line between Sections 11 and 14 in said Township and Range.

Section 12: Lots 1, 2, 3, 4 and 5; SW $\frac{1}{4}$ of NE $\frac{1}{4}$; W $\frac{1}{2}$ of SE $\frac{1}{4}$; SW $\frac{1}{4}$;
Section 14: E $\frac{1}{2}$;

TOWNSHIP 29 NORTH, RANGE 57 EAST, M.D.B&M.

Section 7: E $\frac{1}{2}$ of W $\frac{1}{2}$; Lots 1, 2, 3 and 4 (sometimes described as being the W $\frac{1}{2}$ of W $\frac{1}{2}$;))

Also an undivided one-fifth interest in the following: —

TOWNSHIP 28 NORTH, RANGE 54 EAST, M.D.B.&M.

- Section 16: NW $\frac{1}{4}$ of SE $\frac{1}{4}$; SW $\frac{1}{4}$;
- Section 17: S $\frac{1}{2}$;
- Section 18: Lot 3;

Together with all buildings and improvements situate thereon.

Together with all water, water rights and rights to the use of water appurtenant to the above described land or used or enjoyed in connection therewith including all water rights growing out of applications to or permits from the State Engineer of the State of Nevada, and all water rights growing out of the appropriation and use of water on said property or any part thereof, together with all dams, ditches, canals, flumes, water ways, pipes, pipe-lines, reservoirs and all other means or methods for the diversion, impounding, distribution or use of any of waters appurtenant to said real property or any part thereof;

Together with all stockwatering rights appurtenant to the said real property, or any part thereof, owned or enjoyed by said Grantor in the operation in connection with the above described property and hereinafore used in connection therewith.

Together with all range rights or permits or forest service rights or permits now or heretofore used or owned by the Grantor, it being distinctly understood that all of the Taylor Grazing rights and all of the forest service rights of the party of the first part now attached to the above described property is included herein and transferred to the parties of the second part.

TOGETHER WITH all and singular the lands, tenements, hereditaments, improvements and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

RESERVING HOWEVER, to W. U. BARNES and MARY E. BARNES, his wife, from whom party of the first part acquired title, the fifty (50) per cent (%) interest and royalty in and to all oil and gas and other minerals of whatsoever nature, found in or located upon and under the land or premises above described, or that may be produced therefrom,

being the same interest and royalty reserved in that certain deed recorded in Book 8 pages 290-296 of Official Records in the Office of the County Recorder, Elko County, Elko, Nevada.

TO HAVE AND TO HOLD the said premises, together with the appurtenances, unto the said parties of the second part, their heirs, executors, administrators and assigns forever.

Second Parties, by acceptance of this Deed do acknowledge that they take title to the property described herein subject to later partition between the parties of the second part in accordance with a prior agreement of said parties.

IN WITNESS WHEREOF, the parties of the first part have hereunto set their hands the day and year in this instrument first above written.

PIONEER TITLE INSURANCE COMPANY
OF NEVADA, A Corporation

R. M. Erickson
Vice President
(Title)

ATTEST:

Mildred B. McKee
Assistant Secretary
(Title)

STATE OF NEVADA)
) SS.
COUNTY OF WASHOE)

On this 15th day of December, 1960, personally appeared before me, a Notary Public in and for the County and State above-mentioned, R. M. Erickson and Mildred B. McKee, known to me to be the Vice President and non Assistant Secretary of the corporation that executed the foregoing instrument, and upon oath did depose that they are the officers of said corporation as above designated; that they are acquainted with the seal of said corporation, and that the seal affixed to said instrument is the corporate seal of said corporation; that the signatures to said instrument were made by the officers of said corporation as indicated after said signatures, and that the said corporation executed the said instrument 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 at my office in the County of Washoe, the day and year in this certificate first above written.

[Signature]
NOTARY PUBLIC in and for the County of Washoe, State of Nevada.
My Commission Expires *10/1/61*



*Trustees Deed
For stamps see
Books Page 290
Official Records
File No 2323
Esther N. Shelton
Elko County Recorder*

File No 2927
FILED FOR RECORD
AT REQUEST OF
Pioneer Title Ins.
DEC 21 4 51 PM '60
RECORDED BOOK 10 PAGE 45
ESTHER N. SHELTON
ELKO COUNTY RECORDER
Fee 5.00