

ELKO COUNTY

mother to son & self

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made and entered into as of the 3rd day of April, 1991, by and between CHARLOTTE E. SEYFERTH, also known as CHARLOTTE SEYFERTH, an unmarried woman, party of the first part, and BRIAN SEYFERTH, a married man, and CHARLOTTE E. SEYFERTH, also known as CHARLOTTE SEYFERTH, an unmarried woman, as joint tenants with right of survivorship, whose address is 1084 Barrington, Elko, Nevada 89801, parties of the second part;

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 parties, receipt whereof is hereby acknowledged, does by these presents grant, bargain, sell, and convey unto the said second parties, as joint tenants with right of survivorship and not as tenants in common, and to their assigns, and to the survivor of them, and to the heirs and assigns of the survivor, forever, all that certain real property situate in the County of Elko, State of Nevada, and more particularly described as follows, to-wit:

That portion of the S½SW¼ of Section 18 and of Lot 1 and the NE½NW¼ of Section 19, all in Township 33 North, Range 58 East, M.D.B.&M., County of Elko, State of Nevada, described as follows:

APN 07-08C-04-1

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;

17

ELKO COUNTY

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.

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

TOGETHER WITH all buildings and improvements situate 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

ELKO COUNTY

rights herein conveyed to remain bracketed for purpose 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

Total 41.51 acres

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, structure, 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.

ELKO COUNTY

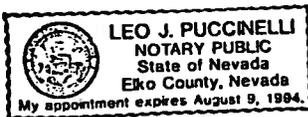
TO HAVE AND TO HOLD the said premises, together with the appurtenances unto the said parties of the second part, as joint tenants with right of survivorship, and not as tenants in common, and to their assigns, and to the survivor of them, and the heirs and assigns of such survivor forever.

IN WITNESS WHEREOF, the said first party has hereunto set her hand the day and year first above written.

Charlotte E. Seyferth
CHARLOTTE E. SEYFERTH, also known as CHARLOTTE SEYFERTH

STATE OF NEVADA,)
) ss.
COUNTY OF ELKO.)

On April , 1991, personally appeared before me, a Notary Public, CHARLOTTE E. SEYFERTH, who acknowledged to me that she executed the foregoing instrument.



Leo J. Puccinelli
NOTARY PUBLIC

THE UNDERSIGNED, LINDA SEYFERTH, herewith consents to the foregoing Joint Tenancy by her husband, BRIAN SEYFERTH.

Linda Seyferth
LINDA SEYFERTH

