

ELKO COUNTY

419181.T0

Grantee:  
PO Box 281162  
Las Vegas, NV. 89828

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made and entered into as of the 1st day of October, 1993, by and between CHARLOTTE SEYFERTH, also known as CHARLOTTE E. SEYFERTH and BRIAN R. SEYFERTH and LINDA SEYFERTH, husband and wife, parties of the first part, and BRUCE N. BLACKSTOCK and BARBARA L. BLACKSTOCK, husband and wife, as joint tenants with right of survivorship, parties of the second part;

W I T N E S S E T H:

That the said first parties, 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 them in hand paid by the said second parties, receipt whereof is hereby acknowledged, do 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:

d That portion of the S1/2SW1/4 of Section 18 and Lot 1 and the NE1/4NW1/4 of Section 19, all in Township 33 North, Range 58 East, MDB&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

PUCCINELLI & PUCCINELLI  
ATTORNEYS AT LAW  
700 IDAHO STREET, ELKO, NV 89801  
P. O. BOX 530, ELKO, NV 89803  
(702) 738-7289  
FAX (702) 738-0484

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and 19, 297.68 feet to 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. APN 07-08C-04-1

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 Edwards Decree on page 52 as 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 purpose of administration as in said decree and being as follows:

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<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	<u>.88</u>
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, right 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.

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

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common, and to their assigns, and to the survivor of them, and the heirs and assigns of such survivor forever.

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

*Charlotte Seyferth*  
\_\_\_\_\_  
CHARLOTTE SEYFERTH

*Brian R. Seyferth*  
\_\_\_\_\_  
BRIAN R. SEYFERTH

*Linda Seyferth*  
\_\_\_\_\_  
LINDA SEYFERTH

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

On October 1, 1993, personally appeared before me, a Notary Public, CHARLOTTE SEYFERTH, personally known (or proved) to me to be the person whose name is subscribed to the foregoing instrument, and who acknowledged that she executed the same.

*Leo J. Puccinelli*  
\_\_\_\_\_  
NOTARY PUBLIC



