

EXEMPT
NRS 375.090 (8)

D E E D

THIS INDENTURE, made this 3 day of May, 1996, by and between DEAN H. HERMAN, a widower, party of the first part, and DEAN H. HERMAN and TERRY L. HERMAN, as Trustees of the DEAN H. HERMAN LIVING TRUST established by written Trust Agreement dated May 3, 1996, parties of the second part;

W I T N E S S E T H:

That the party of the first part, 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 parties of the second part, the receipt whereof is hereby acknowledged, does by these presents grant, bargain and sell unto the parties of the second part, and to their assigns and successors in interest forever, all that certain property situate in the County of Elko, State of Nevada, more particularly described as follows:

Parcel I

Lots 13, 14 and 15 of Block E, Riverside Addition No. 1 to the City of Elko, County of Elko, State of Nevada, as the same appear upon the official map of said City of Elko, now on file in the office of the County Recorder of the County of Elko, State of Nevada. (AFN 1-451-14-5)

TOGETHER with a ten foot strip of land adjoining Lots 13, 14 and 15 of Block E, Riverside Addition No. 1 to the City of Elko, County of Elko, State of Nevada, as shown upon the Official Map thereof on file in the Office of the Recorder of Elko County, Nevada, being a portion of the alley traversing said Block E, as duly

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ROSS P. EARDLEY

ATTORNEY AT LAW
400 IDAHO STREET
ELKO, NEVADA 89801

TELEPHONE (702) 738-4048 - FAX (702) 738-6296

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(51)

vacated by Resolution of the City of Elko, dated May 21, 1968, recorded May 22, 1968, in Book 96, Page 265, File No. 37086 of Official Records.

TOGETHER with any and all buildings and improvements on the above described property.

Parcel II

Lot 19, Block 3, Tract 103, SPRING CREEK CORPORATION, as shown on a plat filed in the Office of the County Recorder of Elko County, Nevada.
(APN 53-003-19-0)

TOGETHER with a non-exclusive easement for roadway purposes over and upon all roads and streets.

TOGETHER with any and all buildings and improvements on the above described property.

Parcel III

A parcel of land located in the Northwest Quarter of Section 18, Township 33 North, Range 58 East, MDB&M., more particularly described as follows:

Beginning at the Northwest Corner of said Section 18, being Corner No. 1, the place of beginning; thence east along the Section Line a distance of 806.67 feet to Corner No. 2;
Thence South a distance of 2640 feet, more or less, to the East-West quarter section line, Corner No. 3;
Thence Westerly along said East-West quarter section line, a distance of 806.67 feet to the West quarter corner of said Section, Corner No. 4;
Thence Northerly along the Range Line, a distance of 2640 feet, more or less, to the Northwest corner of said Section 18, Corner No. 1, the place of beginning, containing 48.8 acres more or less.
(APN 07-080-07-0)

TOGETHER with any and all buildings and improvements on the above described property.

SUBJECT to the easement granted to Elko-Lamoille Power Company, recorded May 12, 1964, in Book 45 of Official Records at Page 118, Elko County Recorder's Office, Elko, Nevada.

FURTHER SUBJECT to any reservations, covenants or restrictions contained in any patents to the lands.

FURTHER SUBJECT to a portion of the existing road, road line, right of way and easement presently traversing

the property which is known as the "Blume-Ranch" Road, a road 40 feet in width along a center line described as:

Beginning at a point 20 feet North of the Center of Section 18, Township 33 North, Range 58 East;

Thence N. 87°02' W., a distance of 390 feet;
 Thence N. 53°25' W., a distance of 80 feet;
 Thence N. 27°30' W., a distance of 295 feet;
 Thence N. 59°30' W., a distance of 60 feet;
 Thence S. 88°30' W., a distance of 110 feet;
 Thence S. 74°20' W., a distance of 40 feet;
 Thence S. 46°00' W., a distance of 200 feet;
 Thence N. 86°25' W., a distance of 135 feet;
 Thence S. 84°15' W., a distance of 190 feet;
 Thence N. 79°43' W., a distance of 670 feet;
 Thence N. 53°05' W., a distance of 240 feet, to the end of said roadway.

Parcel IV

A parcel of land located in the NW¼ of Section 18, Township 33 North, Range 58 East, MDB&M., Elko County, Nevada, more particularly described as follows:

Beginning at the W¼ corner of said Section 18 as shown on the Parcel Map for John P. Carroll recorded in the Office of the Elko County Recorder at File No. 335501; Thence South 89°17'13" East, a distance of 806.67 feet to the SW corner of Parcel "D" as shown on said Parcel Map for John P. Carroll;
 Thence North 00°00'00" East, along the westerly boundary of said Parcel "D", a distance of 1695.26 feet to Corner No. 1, the Point of Beginning, said corner being the NW corner of said Parcel "D" and a corner on the westerly boundary of Parcel "C" as shown on said Parcel Map for John P. Carroll;
 Thence North 00°00'00" East, along the westerly boundary of said Parcel "C", a distance of 1036.15 feet to Corner No. 2, a point on an existing fence lying at the approximate location of the north line of said Section 18 as shown on the Record of Survey of the NW¼ of Section 18, T. 33 N., R. 58 E., MDB&M., recorded in the Office of the Elko County Recorder at File No. 69442;
 Thence South 88°52'01" East, along said existing fence line, a distance of 808.31 feet to Corner No. 3, the NE corner of said Parcel "C";
 Thence South 00°01'57" West, along the easterly boundary of said Parcel "C", a distance of 1020.63 feet to Corner No. 4, the NE corner of the Campsey/Sheehan Parcel shown on said Parcel Map for John P. Carroll;
 Thence North 89°58'03" West, along the northerly line of said Campsey/Sheehan Parcel and along the northerly

line of said Parcel "D", a distance of 807.57 feet to
Corner No. 1, the Point of Beginning.
Said parcel contains an area of 19.073 acres, more or
less.
(APN 07-080-07-0)

TOGETHER with any and all buildings and improvements on
the above described property.

TOGETHER with all water, water rights, rights to the
use of water, dams, ditches, canals, pipelines, reser-
voirs, wells and all other means for the diversion or
use of water appurtenant to the said property or any
part thereof, or now or hereafter used or enjoyed in
connection therewith, for irrigation, stockwatering,
domestic or any other use, or for the drainage of all
or any part of said lands, including, but without
limitation thereto, the water adjudicated as appurte-
nant to the said property or any part thereof by any
pertinent decree of that certain proceeding entitled
"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",
being Civil Action No. 2804 in the Sixth Judicial
District Court of the State of Nevada, in and for the
County of Humboldt.

TOGETHER with the tenements, hereditaments and appur-
tenances thereunto belonging or appertaining, and the
reversion and reversions, remainder and remainders,
rents, issues and profits thereof, in connection with
any or all of the above parcels.

TO HAVE AND TO HOLD said premises, together with the appur-
tenances, unto the parties of the second part, and to their assigns
and successors in interest forever.

IN WITNESS WHEREOF, the party of the first part has hereunto
set his hand the day and year first above written.


DEAN H. HERMAN

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STATE OF NEVADA)
) 88.
COUNTY OF ELKO)

This instrument was acknowledged before me on May 3,
1996, by DEAN H. HERMAN.



ROSS P. EARDLEY
Notary Public
State of Nevada
Elko County, Nevada
My appointment expires January 2, 1997.

Ross P. Eardley
NOTARY PUBLIC

Grantee's Address:
P.O. Box 24
Elko, Nevada 89803

INDEXED

FEE 11.00 # 384836
FILED FOR RECORD
AT COUNTY OF
ROSS P. EARDLEY
96 MAY -6 P1:20

RECORDED BY 936 757
JERRY D. REYNOLDS
ELKO CO. REC'D