

454694

APN: 077-010-012  
EXEMPT  
NRS 375.090. #8

WARRANTY DEED

FOR NO VALUE RECEIVED, SHIRLEY PACKER, individually or SHIRLEY PACKER, Trustee of the SHIRLEY PACKER Family Trust, the Grantor, does hereby transfer, convey, release, remise and forever quit claim unto unto THE SHIRLEY PACKER FAMILY LIMITED PARTNERSHIP, the Grantee, whose current address is **1000 Barrington Way, Elko Nevada 89801**, the following described premises, in **ELKO** County, **NEVADA**:

PARCEL ONE:

Her undivided interest, which is jointly titled with her sons' NORMAL HORSLEY and SCOTT HORSLEY, in the real property described in **Exhibit "A"** which is attached hereto and incorporated herein as if fully set forth.

PARCEL TWO:

THE real property described in **Exhibit "B"** which is attached hereto and incorporated herein as if fully set forth.

TO HAVE AND TO HOLD the premises, with their appurtenances unto the said Grantee, heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that **the Grantor is** the owner in fee simple of said premises; that they are free from incumbrances and that **SHIRLEY PACKER** both individually and as Trustee of the SHIRLEY PACKER FAMILY TRUST will warrant and defend the same from all lawful claims whatsoever.

together with any appurtenances including all water rights.

*DTW2*



EXHIBIT "A"

A parcel of land located in the SE 1/4 of Section 34, T 33 N, R 55 E, MDN, more particularly described as follows:

Commencing at the NE Corner of said Section 34, thence S 2-46'27" W 1311.57 Feet along the East boundary of Said Section 34 to a point, thence N 89-21'03" W 1327.42 Feet to a point, thence S 2-24'46" W 1318.32 Feet to Corner No. 1 the Point of Beginning,

thence N 89-39'22" W 1066.49 Feet to Corner No. 2,

thence S 37-10'00" E 2666.51 Feet to Corner No. 3 a point being on the centerline of Meadow View Drive,

thence N 52-50'00" E 665.79 Feet along the said centerline of Meadow View Drive to Corner No. 4,

thence from a tangent bearing N 52-50'00" E on a curve to the Right with a radius of 300.00 Feet through a central angle of 4-26'49" for an arc length of 23.28 Feet along the said centerline of Meadow View Drive to Corner No. 5,

thence N 32-43'11" W 2024.11 Feet along a line common to the back parcel line of Parcels 13, 14, and 15 in Block J to Corner No. 1 the Point of Beginning containing 41.849 acres more or less.

Said parcel being known as Parcel 12 in Block J of the amended record of Survey Map for WESTERN HILLS as recorded in the Office of the County Recorder, Elko, County, Nevada on February 25, 1975, File No. 89139.

TOGETHER WITH a portion of those certain water rights set forth in the Bartlett Decree defining the rights of George Clayton to the waters of Ten Mile Creek, Proof No. 00689, being action No. 2804, "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" in the Sixth Judicial District Court of the State of Nevada, in and for the County of Humboldt, which water rights and point of diversion for said water rights are more particularly described as follows:

<u>Year</u> <u>Priority</u>	<u>Harvest</u>	<u>Year</u> <u>Priority</u>	<u>Diversified</u>
1892	17.08	1898	11.30

THE POINT of diversion from Ten Mile Creek, the area of use for said water and the ditches to be used for the distribution of said water, for said water rights shall be as shown on a map filed in the Office of the State of Nevada, Division of Water Resources, Elko, Nevada, Office.

RESERVING unto the Grantors, their heirs, executors, administrators and assigns, all other water rights to Ten Mile Creek decreed to Griswald-Henderson Livestock Co., Proof No. 00378, and George Clayton, Proof No. 00689, in the said Bartlett Decree as above set forth and reserving unto the Grantors, their heirs, executors, administrators and assigns, the right to the use of the irrigation ditch or ditches designed by the Division of Water.

EXHIBIT "B"

Township 39 North, Range 64 East, MDS&M,

Section 3: All

Section 4: The Northeast Quarter of the Southeast Quarter.

Section 5: All

Section 8: The Southwest Quarter of the Southwest Quarter; the East-half of the West-half; the North-half of the Southeast Quarter; the Southeast Quarter of the Northeast Quarter.

Section 9: All

Section 10: The North-half of the Southwest Quarter; The Southeast Quarter of the Southwest Quarter.

Section 18, T 40, R 64, 160 acres.

All of Section 19, T40N, R64E, MDBM. Assessor's parcel number 09-150-01-4.

Section 32: The East-half of the Northeast Quarter; the Northeast Quarter of the Southeast Quarter.

Section 33: All

Section 34: The West-half of the Northwest Quarter; the Northwest Quarter of the Southwest Quarter.

SUBJECT TO ALL easements, covenants, restrictions mineral rights, water rights, and reservations of record,

and together with all and singular the improvements, tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

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FEE 10<sup>00</sup> FILE# 454694

REQUEST OF

*Graham Law Office*

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JERRY D. REYNOLDS  
ELKO CO. RECORDER

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