

FEE/Doc# 534050
REQUEST OF

A.P.N: 007-080-007

Stewart Title Co.

WHEN RECORDED RETURN TO: *Grantee*
Stewart Title *PO-Box 589*
810 Idaho Street *Verdi, NV 89439*
Elko, Nevada 89801

2005 MAY -6 PM 2:37

JERRY D. REYNOLDS
ELKO CO. RECORDER

MAIL TAX STATEMENTS TO:
Edward and Louise Graham
P.O. Box 589
Verdi, Nevada 89439

05210232

GRANT, BARGAIN AND SALE DEED

FOR VALUE RECEIVED the undersigned Grantors hereby grant, bargain and sell the following property in the County of Elko, State of Nevada, to the following Grantees:

Grantor: Michael H. Gallagher and Tana M. Gallagher, Trustees of The Gallagher Family Trust dated November 19, 1998
Address: Elko, Nevada 89801

Grantees: Edward E. Graham and Louise Graham, Spouses
Address: P.O. Box 589
Verdi, Nevada 89439

Taking title as: Joint tenants, with the right of survivorship.

Estate conveyed: Fee simple.

Legal description of property conveyed:

* A parcel of land located in the NW 1/4 of Section 18, TOWNSHIP 33 NORTH, RANGE 58 EAST, M.D.B.&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;

WILSON AND BARROWS, LTD.
ATTORNEYS AT LAW
402 COURT ST.
ELKO, NEVADA 89801

45,800

THENCE South a distance of 2,640 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 806.67 feet to the west quarter corner of said section, Corner No. 4;

THENCE Northerly along the range line, a distance of 2,640 feet, more or less, to the northwest corner of said section 18, Corner No. 1, the place of beginning.

TOGETHER WITH all water, water rights, rights to the use of water, whether surface or underground or otherwise, whether vested, permitted, certificated, decreed or otherwise, and whether present or future, and all water available through irrigation projects, whether public or private, 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 the real property, together with all rights and ownership in any water stock owned in connection with the right to receive water for use upon or in connection with the real property, together with all dams, ditches, canals, pipelines, reservoirs, wells and other means for the diversion or use of water appurtenant to the real property, or any part thereof. Such water rights include, without limitation, the water adjudicated as appurtenant to the said land 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, specifically including a portion of Proof 00412.

TOGETHER WITH all buildings and improvements situate thereon.

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