

GRANT, BARGAIN AND SALE DEED

THIS DEED, made and entered into the 23rd day of June, 1972, by and between DEAN H. HERMAN and CORA L. HERMAN, his wife, FRANK E. HOWELL and ELMA W. HOWELL, his wife, and CLARK STEARNS and JESSIE L. STEARNS, his wife, all of Elko, Nevada, as Grantors, and JOHN P. CARROLL and MARGIE I. CARROLL, of Elko, Nevada, as Grantees;

W I T N E S S E T H:

That the said Grantors, for and in consideration of the sum of TEN (\$10.00) DOLLARS lawful money of the United States of America, to them in hand paid by Grantees, and other good and valuable consideration, receipt whereof is hereby acknowledged, do by these presents grant, bargain, sell and convey unto Grantees, as joint tenants with right of survivorship and not as tenants in common and to their heirs and to the heirs, executors, administrators and assigns of the survivor forever, that certain real property situats, lying and being in Elko County, Nevada, which is more specifically described as:

A parcel of land located in the Northwest Quarter of Section 18, Township 33 North, Range 58 East, M.D.B.6M. more particularly described as follows:

Beginning at the Northwest Corner of said Section 18,

Thence Easterly along the Northerly Section Line of said Section 18 a distance of 806.67 feet to Corner No. 1, the place of beginning,

Thence continuing East along said Northerly 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 Corner No. 4,

Documentary Transfer Tax \$ 20.00
 Computed on full value of property conveyed; or
 Computed on full value of property conveyed and interest thereon
 Computed on full value of property conveyed
 J. P. Carroll
 Signature of husband or legal decedent
 100-Form 889-0

BOOK 164 PAGE 249

Thence North a distance of 2640 feet more or less to Corner No. 1, the place of beginning, containing 48.8 acres more or less.

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 reservation, 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 400 feet;
Thence West 415 feet, plus or minus to the end of said roadway.

Handwritten initials and notes:
JLH
J.H.H.
C.N.

TOGETHER with all buildings and improvements situate on the above-described lands.

TOGETHER with all springs, water, water rights, stock water rights, dams, ditches, diversions, wells, water permits, water appropriations, water applications and other water rights and the right to use water appurtenant to, based upon, or used in connection with the above described lands or any portion thereof.

TOGETHER with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof.

TO HAVE AND TO HOLD unto the said Grantees, as joint tenants with right of survivorship and not as tenants in common, and to their assigns, and to the heirs, executors, administrators and assigns of the survivor forever.

IN WITNESS WHEREOF, the First Parties have herewinto set their hands as of the day and year first hereinabove written.

Dean H. Herman
DEAN H. HERMAN

Frank E. Howell
FRANK E. HOWELL

Cora L. Herman
CORAL L. HERMAN

Elma W. Howell
ELMA W. HOWELL

Clark Stearns
CLARK STEARNS

Jessie L. Stearns
JESSIE L. STEARNS

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

On this 26th day of June, 1972, personally appeared before me, a Notary Public, DEAN H. HERMAN and CORA L. HERMAN, his wife, FRANK E. HOWELL and ELMA W. HOWELL, his wife, and CLARK STEARNS and JESSIE L. STEARNS, his wife, who acknowledged to me that they executed the foregoing instrument.

CHARLOTTE L. MAWERS
Notary Public, State of Nevada
My Comm. Expires August 28, 1972

Charlotte L. Mawers
NOTARY PUBLIC

File No. 69389
FILED FOR RECORD
AT REQUEST OF
Maud C. Smith, Jr.
JUN 26 2 39 PM '72
RECORDED PAGE 249
ESTIMATED BY RECORDER
\$15.00