

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made and entered into this 17th day of August, 1971, by and between ERMIE W. WESTLUND, an unmarried widow, party of the first part, and CHARLES ELDON WESTLUND, whose address is Lamaille, Nevada, party of the second part, as his sole and separate property.

W I T N E S S E T H:

That the said 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 her in hand paid by the said party of the second part, and other good and valuable consideration, the receipt whereof is hereby acknowledged, does by these presents grant, bargain, sell and convey unto the said party of the second part, and to his heirs, executors, administrators and assigns, an undivided one-half interest in and to the following described real property situate in the County of Elko, State of Nevada, to-wit:

TOWNSHIP 33 NORTH, RANGE 57 EAST, M.D.B.&M.
Section 22: N $\frac{1}{2}$;
30: Lots 2, 3, and 4: SE $\frac{1}{4}$ NW $\frac{1}{4}$; E $\frac{1}{2}$ SW $\frac{1}{4}$;

TOWNSHIP 33 NORTH, RANGE 58 EAST, M.D.B.&M.
Section 29: W $\frac{1}{2}$ E $\frac{1}{2}$;
32: Lots 1 and 2; S $\frac{1}{2}$ NE $\frac{1}{4}$;

Together with all buildings and improvements situate thereon.

Together with all waters, and water rights appurtenant to or used in connection with the said lands or any portion thereof and including, but not limited to, all rights to use waters of Lamaille Creek and Dry Creek decreed to Andrew Westlund and Ernest Hodges for the irrigation of 165.5 acres of the above described land through Andrew Westlund ditches and Ernest Hodges ditches all as more fully recited in the Humboldt River Adjudication Decree in Action No. 2804 in the Sixth Judicial District Court of the State of Nevada in and for the County of Humboldt.

First Party reserves the right to make her residence and live on the above ranch during her lifetime.

VAUGHAN, HULL & MARFIS
ATTORNEYS AND COUNSELORS
500 IDAHO STREET
ELKO, NEVADA 89801



R.P.T.T. \$31.90
8-10-72

Documentary Transfer Tax \$...
Computed on full value of property conveyed, or
Cob. ...
Signature of declarant or agent, with true name
See Form 706

1.
FROCK 166 PAID 100

9. JAH

Together with all easements and rights of way - relating to or appurtenant to said lands and water rights or any portion thereof.

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.

TO HAVE AND TO HOLD the said undivided one-half interest, together with the appurtenances, unto the said party of the second part, as his sole and separate property, ^{and his} heirs, executors, administrators and assigns forever.

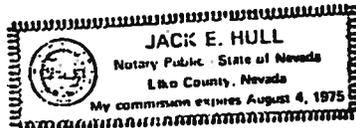
IN WITNESS WHEREOF, the said party of the first part has hereunto set her hand the day and year first above written.

Ernie W. Westlund
ERMIE W. WESTLUND

STATE OF NEVADA)
) SS.
COUNTY OF ELKO)

On August 17th, 1971, personally appeared before me, a Notary Public, ERMIE W. WESTLUND, who acknowledged that she executed the above instrument.

Jack E. Hull
NOTARY PUBLIC



CERTIFICATION OF COPY
STATE OF NEVADA)
COUNTY OF ELKO) SS.

I, JERRY D. REYNOLDS, the duly elected and qualified Recorder of Elko County, in the State of Nevada, do hereby certify that this is a true, full and correct copy of the instrument now on record in this office. IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of my office, in Elko, Nevada this

day of August, A.D. 1971
JERRY D. REYNOLDS, COUNTY RECORDER

By [Signature]
(SEAL)

File 76. 70105
FILED FOR RECORD
AT REQUEST OF
Vaughan, Hull & Marfisi
AUG 10 2 16 PM '72
RECORDED PAGE 166
ELKO COUNTY RECORDER
Fee 44.00