

INDEXED
• FILE NO. 71830 •

INDEXED
MABEL S. RIDDELL, ET AL.

TO

MARY ACKERMAN

THIS INDENTURE, made the 7th day of November, 1939, by and between MABEL S. RIDDELL, a widow, CLARA RIDDELL and RUTH RIDDELL, sole heirs-at-law and distributees under Decree of Distribution in the Estate of JAMES RIDDELL, Deceased, the parties of the first part, and MARY ACKERMAN, of the County of Elko, State of Nevada, the party of the second part,

W I T N E S S E T H:

That the said parties of the first part, in consideration of the sum of TEN (\$10.00) DOLLARS, lawful current money of the United States of America, to them in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, do by these presents Grant, bargain, sell, convey and confirm unto the said party of the second part, and to her heirs and assigns forever, all those certain lots, pieces or parcels of land, situate, lying and being in the County of Elko, State of Nevada, and bounded and described as follows, to-wit:

TOWNSHIP 36 NORTH, RANGE 60 EAST, M. D. B. & M.

Section 3: S $\frac{1}{2}$ NW $\frac{1}{2}$ SW $\frac{1}{2}$; SW $\frac{1}{2}$ SW $\frac{1}{2}$; S $\frac{1}{2}$ SE $\frac{1}{2}$ SW $\frac{1}{2}$;
Section 4: N $\frac{1}{2}$ SE $\frac{1}{2}$;

TOWNSHIP 37 NORTH, RANGE 60 EAST, M. D. B. & M.

Section 31: The whole thereof.

Less a strip of land in the NW $\frac{1}{2}$ of the NW $\frac{1}{2}$ of
said Section 31, T. 37 N., R. 60 East, M. D. B. & M.,

*Elko County
Deeds
Book 499
page 663*

100 feet wide, hertofore conveyed to the State of Nevada for right of way, by deed dated June 13, 1931, and recorded in Book 46 of Deeds, at page 54, records of Elko County, Nevada.

Together with all improvements situate thereon.

Together with all water, water rights, dams and ditches appurtenant to said lands, or used in connection therewith, or any portion of same.

Together with all range and range rights appurtenant to said lands.

It being the intention of the grantors to convey, and they do hereby convey, all right, title and interest in and to the above-described property decreed to them under Decree of Distribution in the matter of the Estate of James Riddell, Deceased, a certified copy of which Decree is of record in the office of the County Recorder of the County of Elko, State of Nevada; subject to a certain real mortgage from Ebenezer C. Riddell, et ux, to the Federal Land Bank of Berkeley, which mortgage was assumed by James Riddell, and which said mortgage is recorded in Book 10 of Real Mortgages, at pages 179-181, records of Elko, Elko County, Nevada.

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

TO HAVE AND TO HOLD, THE said premises, together with the appurtenances, unto the said party of the second part, and to her heirs and assigns forever.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands the day and year first above written.

MRS MABEL S. RIDDELL

CLARA RIDDELL

RUTH RIDDELL

\$5.00 Int. Rev. Stamps
attached and cancelled
C R 11/7/39

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

On this 7th day of November, 1939, personally appeared before me, a Notary Public in and for said County and State, MABEL S. RIDDELL, a widow, CLARA RIDDELL and RUTH RIDDELL, known to me to be the persons described in and who executed the foregoing instrument, who acknowledged to me that they executed the same freely and voluntarily and for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this Certificate first above written.

VERLA McFARLANE

NOTARY PUBLIC.

SEAL

Filed for record at request of Rudolph Ackerman on the 10 day of Nov 1939 at 10:10 o'clock A. M.

Gertrude M. Williams
County Recorder

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

19 day of Nov 1939
JERRY D. REYNOLDS, COUNTY RECORDER
By *[Signature]*