

ANNA WESTLUND, ET AL

TO

CHARLES A. WESTLUND, ET AL

GRANT, BARGAIN AND SALE DEED TO JOINT TENANTS:

THIS INDENTURE, made this 5th day of June, 1945, by and between ANNA WESTLUND, a widow, and JOHN E. WESTLUND, unmarried, and SADIE WESTLUND UNAMUNO (formerly the surviving widow of BRUCE WESTLUND, deceased,) and FRANK UNAMUNO, her husband, all of the County of Elko, State of Nevada, parties of the first part, and CHARLES A. WESTLUND and ELDON WESTLUND, of the same place, as joint tenants with the right of survivorship, parties of the second part,

W I T N E S S E T H:

That for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), current lawful money of the United States of America, and other good and valuable consideration by the said second parties to the said first parties in hand paid, the receipt whereof is hereby acknowledged, said parties of the first part do by these presents grant, bargain, sell and convey unto the said parties of the second part, as joint tenants and not as tenants in common, and to their assigns and to the survivor of them and to the heirs, executors, administrators and assigns of the survivor all of the right, title and interest of the first parties, including the right, title and interest of the said SADIE WESTLUND UNAMUNO, individually and as distributee of the Estate of BRUCE WESTLUND, deceased, and as the surviving widow of the said BRUCE WESTLUND, deceased, in and to all those certain lots, pieces or parcels of land situate lying and being in the County of Elko, State of Nevada, particularly described as follows, to-wit;

W $\frac{1}{2}$ of E $\frac{1}{2}$ of Section 29, Township 33 North, Range 58 East, M. D. M.;

Together with all waters, water rights, rights to the use of water, dams, ditches, canals, pipes, pipe lines and other means for the diversion and use of water, appurtenant thereto or used or enjoyed in connection therewith; and together with all stock watering rights, range rights, Forest rights and Taylor Grazing rights used or enjoyed in connection therewith.

TOGETHER WITH all of the right, title and interest of the first parties in and to the tenements, hereditaments, and appurtenances, the reversion and reversions, remainders and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD the said interests in said property, together with the appurtenances unto the said parties of the second part as joint tenants and to their assigns and to the heirs, executors, administrators and assigns of the survivor, forever.

It is understood and agreed that this conveyance is subject to a subsisting mortgage to the Federal Land Bank of Berkeley dated May 31, 1924, in Book 10 of Real Mortgages at page 249, records of the County Recorder's office of Elko County, Nevada, and to the lien thereof and of any extension or renewal thereof and that the said parties of the second part do hereby assume the payment thereof and of the note secured thereby and do hereby hold harmless the said first parties against any liability or obligation thereunder; and the said first parties do hereby sell, assign and transfer unto the said second parties as joint tenants, aforesaid, all of the right, title, and interest of the said first parties in and to the shares of stock in Elko County National Farm Loan Association, or other association issued to and purchased by the original mortgagors in connection with said Federal Land Bank loan and all of their right, title and interest in and to the receipt for such stock issued to such mortgagors; provided, however, that if, as and when the said stock by sale, credit or otherwise shall realize any actual cash value, then the amount thereof shall be divided in equal shares among the said ANNA WESTLUND, JOHN E. WESTLUND and CHARLES A. WESTLUND.

It is understood that the said ANNA WESTLUND is presently the owner of an undivided 8/10 interest in said property, being the 5/10 interest acquired from the Estate of ANDREW A. WESTLUND, deceased, and the undivided 1/10 interest of CHARLES A. WESTLUND, heretofore acquired from him, and the undivided 1/10 interest of LYDIE WESTLUND JONES, heretofore acquired from her and the undivided 1/10 interest of ALLEN WESTLUND, heretofore acquired from him, all in the matter of the Estate of ANDREW A. WESTLUND, deceased, and that the said JOHN E. WESTLUND is presently the owner of an undivided 1/10 interest in said property, acquired from said Estate and that SADIE WESTLUND UNAMUNO is presently the owner of an undivided 1/10 interest in and to said property as being formerly the widow of BRUCE WESTLUND, who acquired an undivided 1/10 interest in and to said Estate

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of ANDREW A. WESTLUND, deceased, and that all of the interests of said first parties in and to said property however acquired are by these presents granted and conveyed to the said second parties and hereby vesting in said second parties the entire interest in said property and the appurtenances.

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

MRS ANNA WESTLUND
ANNA WESTLUND

JOHN E. WESTLUND
JOHN E. WESTLUND

SADIE WESTLUND UNAMUNO
SADIE WESTLUND UNAMUNO

FRANK UNAMUNO
FRANK UNAMUNO

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

On this 5th day of June, 1945, personally appeared before me, a Notary Public in and for said County and State, ANNA WESTLUND, a widow, also known as ANNA KAROLINA WESTLUND and as ANNA CAROLINA WESTLUND, and JOHN E. WESTLUND, unmarried, and SADIE WESTLUND UNAMUNO and FRANK UNAMUNO, her husband, all of the County of Elko, State of Nevada, known to me to be the persons described in and who executed the foregoing instrument, and 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 last above written.

S E A L

MARGUERITTE HOOBLER
Notary Public-

\$3.85 Internal Revenue Stamps attached and cancelled AW JUN 5-1945

Filed for record at request of Milton B. Badt on the 6 day of June 1945 at 3:47 o'clock P.M.

Gertrude M. Williams, County Recorder
By Jessie M. Moore, Deputy

° FILE NO. 86146°

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

23rd day of September A.D. 19 45
JERRY D. REYNOLDS, COUNTY RECORDER

By [Signature]
(SEAL)