

WHEN RECORDED RETURN TO:
BOYCE COOK
9845 W 11TH AVE.
LAKEWOOD, COLORADO 80215

DEED

THIS INDENTURE, made this 25 day of MARCH, 1999, by and between the following parties:

GRANTOR: LLOYD J. MUNSON and EDITH L. MUNSON
husband and wife
Rt 1, Box 150
Winnemucca, Nevada 89445

GRANTEE (In proportionate shares as follows):

BOYCE COOK and MARGARET COOK
husband and wife as joint tenants
to an undivided one-half (1/2) interest therein
and
LEONARD COOK and MICHELLE COOK
husband and wife as joint tenants
to an undivided one-half (1/2) interest therein
9845 W. 11th Avenue
Lakewood, Colorado 80215

WITNESSETH: Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) in lawful money of the United States of America and other valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, does by these presents grant, bargain, sell, convey and confirm unto the Grantee, in the proportionate shares and interests described herein, their heirs and assigns, all that certain real property situate, lying and being in the County of Humboldt, State of Nevada, identified as **Humboldt County Assessor's Parcel Nos. 04-471-15 and 04-471-21**, and more particularly described as follows:

TOWNSHIP 41 NORTH, RANGE 39 EAST, M.D.B.&M.

Section 29: NW1/4 SE1/4; E1/2 E1/2 NE1/4 SW1/4

SUBJECT HOWEVER, to an easement for a ditch right of way from Wash O'Neal Creek to the NW1/4 SE1/4 of Section 29, T.41N., R.39E., M.D.B.&M., in perpetuity.

TOGETHER WITH the water, water rights and the right to beneficially use water appropriated under **Proof No. 01601**, being 1.67 Class A acres or 6.01 acre feet, of the public waters of the State of Nevada filed with the State Engineer of the State of Nevada Department of Conservation and Natural Resources, Division of Water Resources, Carson City, Nevada, diverted from Wash O'Neal Creek and used on a portion of the above described property.

TOGETHER WITH, all and singular, 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, all and singular, the said premises and all interest of Grantor therein,

together with the appurtenances, unto Grantee, in the proportionate shares and interests described herein, their heirs and assigns; provided, however, this conveyance is subject to: (i) general and special county taxes and assessments for the current fiscal year; (ii) covenants, conditions, restrictions, exceptions, easements, rights-of-way, rights and reservations of record; and, (iii) all reservations of record for minerals, oil, gas, petroleum, hydrocarbon substances, coal, sand, gravel, building stone, geothermal resources and other substances.

IN WITNESS WHEREOF, Grantor has hereunto caused these presents to be executed as of the day and year first above written.

Lloyd J. Munson
Lloyd J. Munson

Edith L. Munson
Edith L. Munson

STATE OF NEVADA,)
COUNTY OF HUMBOLDT.) ss.

This instrument was acknowledged before me on March 25, 1999 by **LLOYD J. MUNSON.**

Barbara Willey 1-16-2000
Notary Public Commission expires



STATE OF NEVADA,)
COUNTY OF HUMBOLDT.) ss.

This instrument was acknowledged before me on March 25, 1999 by **EDITH L. MUNSON.**

Barbara Willey 1-16-2000
Notary Public Commission expires

