

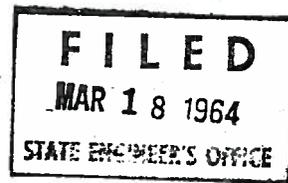
STATE OF NEVADA,
COUNTY OF HUMBOLDT. } ss.

I, J. L. Germain, County Recorder in and for the County of Humboldt, State of Nevada, do hereby certify that:

The attached is a full, true and correct copy of an instrument in writing as the same appears of record at Page 324 Book 64 of Deeds records of Humboldt County, Nevada.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my Official Seal this 16th day of March, A. D., 1964.

J. L. Germain
County Recorder in and for the
County of Humboldt, State of Nevada.



64-324 ✓

TRUSTEE'S DEED

THIS INDENTURE, made this 11th day of April, A. D., 1945, by WILLIAM I. HEFFRON, as Trustee in Bankruptcy of the Estate of C AND P COMPANY, a Nevada corporation, Bankrupt, of the City of Los Angeles, State of California, Party of the First Part, and SAMUEL FRIEDMAN and SOLMAN FRIEDMAN, both married men, as Party of the second part;

W I T N E S S E T H:

THAT WHEREAS, a voluntary petition in bankruptcy was filed in the District Court of the United States, in and for Southern District of California, Central Division, on the 17th day of May, A. D. 1944, by C AND P COMPANY, a Nevada corporation; and

WHEREAS, the said C AND P COMPANY, a Nevada corporation, was duly adjudicated a bankrupt on said petition on the 23d day of February, A. D., 1944, and the matter of the said bankruptcy was, on the 17th day of May, A. D., 1944, duly and regularly referred to ERNEST R. UTLEY, Referee in Bankruptcy of said Court to take such further proceedings therein as required by the Acts of Congress relating to bankruptcy; and

WHEREAS, the said WILLIAM I. HEFFRON was thereafter, to wit, on February 23, 1945, at a regularly called first meeting of the creditors of said bankrupt, duly appointed Trustee in Bankruptcy of the estate of said bankrupt, and duly qualified as such on the same day in the manner required by law, and is now, and was at all time hereinafter mentioned, the duly elected, qualified and acting Trustee in Bankruptcy of the Estate of the said C AND P COMPANY, a Nevada corporation, Bankrupt; and

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WHEREAS, the said WILLIAM I. HEFFRON as such Trustee in Bankruptcy of the Estate of C AND P COMPANY, a Nevada corporation, Bankrupt, after due and legal notice to the creditors of said bankrupt's estate, was by Order of HUBERT F. LAUGHARN, Referee in Bankruptcy, who succeeded the said ERNEST R. UTLEY as Referee in Bankruptcy of said bankruptcy matter, duly and regularly authorized and empowered to sell and convey all of the real and personal property of said estate at private sale, to the highest bidder or bidders therefor; and

WHEREAS, the said WILLIAM I. HEFFRON as Trustee in Bankruptcy of said bankrupt estate, having thereafter sold to the said SAMUEL FRIEDMAN and SOLMAN FRIEDMAN, both married men, all of the right, title and interest of said bankrupt's estate in and to the hereinafter described real property, and said sale having been thereafter duly and regularly confirmed by an Order of the said HUBERT F. LAUGHARN, Referee in Bankruptcy;

NOW THEREFORE, I, the said WILLIAM I. HEFFRON as Trustee in Bankruptcy of the Estate of the said C AND P COMPANY, a Nevada corporation, Bankrupt, Party of the First Part herein, by virtue of the power and authority in me vested as aforesaid, and in consideration of the sum of NINETY THOUSAND DOLLARS (\$90,000.00) lawful money of the United States, to me in hand paid by the said SAMUEL FRIEDMAN and SOLMAN FRIEDMAN, both married men, Party of the Second Part herein, the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell, convey and transfer unto the said SAMUEL FRIEDMAN and SOLMAN FRIEDMAN, both married men, their heirs and assigns forever, all of the right, title and interest of said bankrupt's estate, and of my self as Trustee in Bankruptcy of said bankrupt's estate, in and to the following described real property:

175 18 W. 3 21

PARCEL ONE

TOWNSHIP 35 NORTH, RANGE 39 EAST, M. D. B. & M.

- Section 22: The $E\frac{1}{2}$ of the $NE\frac{1}{4}$
- Section 23: The $W\frac{1}{2}$
- Section 27: The $E\frac{1}{2}$

TOWNSHIP 36 NORTH, RANGE 39 EAST, M. D. B. & M.

- Section 13: All of said Section
- Section 14: The $N\frac{1}{2}$ of the $NE\frac{1}{4}$
- Section 24: All of said Section

TOWNSHIP 36 NORTH, RANGE 40 EAST, M. D. B. & M.

- Section 18: The $W\frac{1}{2}$ of the $SW\frac{1}{4}$ and the $SE\frac{1}{4}$ of the $SW\frac{1}{4}$
- Section 19: All of said Section
- Section 20: The $W\frac{1}{2}$, the $SW\frac{1}{4}$ of the $SE\frac{1}{4}$, and that portion of the $SE\frac{1}{4}$ of the $SE\frac{1}{4}$, lying westerly of the Golconda-Paradise Valley Road leading from the Central Pacific Railroad to the Steel Bridge across the Humboldt River.
Also that portion of the $SW\frac{1}{4}$ of the $NE\frac{1}{4}$, and the $N\frac{1}{2}$ of the $SE\frac{1}{4}$ of said Section 20, described as follows: Commencing at the southeast corner of the $NE\frac{1}{4}$ of the $SE\frac{1}{4}$ of Section 20; thence north along the east line of said Section a distance of 214.5 feet; thence north $45^{\circ}01'30''$ West a distance of 1327.1 feet to a point 100 feet southwesterly from an old ditch 2 x 2 x 6'; thence north $67^{\circ}56'30''$ West, 1226.3 feet; thence north $74^{\circ}28'$ west 648.9 feet to a point 100 feet southwesterly from an old ditch; thence south $0^{\circ}07'$ east, 1810.5 feet; thence north $89^{\circ}30''$ east 2698.8 feet to the point of beginning.
- Section 21: That portion of the $W\frac{1}{2}$ of the $SW\frac{1}{4}$ of said Section 21 described as follows: Commencing at the northwest corner of the $SW\frac{1}{4}$ of the $SW\frac{1}{4}$ of said Section; thence north along the west line of said Section 21, a distance of 214.5 feet; thence south $45^{\circ}01\frac{1}{2}'$ east, 342.6 feet, more or less, to the County Road leading to the Steel Bridge across the Humboldt River; thence southwesterly along said road, to its intersection with the west line of said Section 21; thence north along the west line of said Section to the point of beginning.
- Section 22: The $SW\frac{1}{4}$ of the $SW\frac{1}{4}$
- Section 28: The $NE\frac{1}{4}$ and the $E\frac{1}{2}$ of $NW\frac{1}{4}$. Also that portion of the $SE\frac{1}{4}$ and the $E\frac{1}{2}$ of the $SW\frac{1}{4}$ of said Section, described as follows:

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Beginning at the quarter section corner between Sections 27 and 28, Township 36 North, Range 40 East, M. D. B. & M., and running thence west a distance of 3960 feet to the southwest corner of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 28; thence south along the west line of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section, to the northerly line of the right of way of the Western Pacific Railway; thence southeasterly, along the northerly line of said right of way to the point where the northwesterly line of the land deeded to Otto Stalman by L. Dutertre on May 3, 1897 intersects the said north line of said right of way; thence north 34° 40' east, to and across the Humboldt River to a point 30 feet north of the bank of said River; thence easterly, parallel to and 30 feet north of the bank of said River to a point on the east line of said Section 28, 800 feet, more or less, north of the southeast corner of said Section 28; thence north along the east line of said Section 28 to the point of beginning.

Section 29: The W $\frac{1}{2}$; also that portion of the E $\frac{1}{2}$ of said Section lying westerly of a line described as follows:

Commencing at the north quarter corner of Section 32, Township 36 North, Range 40 East, M. D. B. & M.; thence north 27° east, 463.4 feet to corner of fence on the west side of the Golconda-Paradise Valley Road; thence along fence north 11° 17' east, 2450 feet; thence across road to fence corner on west side of said County Road; thence north 28° 33' east 140 feet; thence north 28° 33' east, along fence, to its intersection with the north line of said Section 29.

Section 30: The N $\frac{1}{2}$ of the NE $\frac{1}{4}$, the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$, and the E $\frac{1}{2}$ of the SE $\frac{1}{4}$.

Section 32: The NW $\frac{1}{4}$, excepting therefrom that portion heretofore conveyed by Eugene L. Dutertre to Golconda Cattle Company, a corporation, by deed recorded in Book 44 of Deeds, page 401, records of Humboldt County, Nevada, and more particularly described as follows: Commencing at the center of Section 32, Township 36 North, Range 40 East, and running thence west along the east and west center line of said Section a distance of 500 feet; thence north 200 feet; thence east 500 feet; thence south 200 feet to the point of beginning.

Section 34: The N $\frac{1}{2}$ of the NW $\frac{1}{4}$ and the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$.
 Section 36: The NW $\frac{1}{4}$ of the NW $\frac{1}{4}$. Also a right and easement in and to the S $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 30, Township 36 North, Range 41 East, for the purpose of storing and conserving water for the irrigation of Sections 35, 34, 33, 32, 29, 28, 30, 20, 19 and 18, of Township 36 North, Range 40 East, and Sections 24 and 13 of Township 36 North, Range 39 East, for agricultural purposes and generating electric power.

TOWN LOTS

Also the following described lots, situated in the Town of Golconda, State of Nevada, to wit:

Lots 1, 2, 3, 4, 15, 16, 17 and 18	Block 2
Lots 1 and 18	Block 3
Lots 1, 2, 14, 15, 16 and 17	Block 4
Lots 6, 13 and 14	Block 5
Lot 5	Block 6

All of said lots being in the Town of Golconda, Humboldt County, Nevada, according to the official map of said Town on file in the office of the County Recorder of Humboldt County, Nevada.

PARCEL TWO

TOWNSHIP 36 NORTH, RANGE 39 EAST, M. D. B. & M.

Section 12: E $\frac{1}{2}$ of SE $\frac{1}{4}$

TOWNSHIP 36 NORTH, RANGE 40 EAST, M. D. B. & M.

Section 7: S $\frac{1}{2}$

Section 8: S $\frac{1}{2}$

Section 16: W $\frac{1}{2}$

Section 17: All of said Section

Section 18: SE $\frac{1}{4}$ of SE $\frac{1}{4}$; N $\frac{1}{2}$ of SE $\frac{1}{4}$; NE $\frac{1}{4}$; SE $\frac{1}{4}$ of NW $\frac{1}{4}$; N $\frac{1}{2}$ of NW $\frac{1}{4}$ and all that part or portion of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$; NE $\frac{1}{4}$ of SW $\frac{1}{4}$ and SW $\frac{1}{4}$ of SE $\frac{1}{4}$; which lies to the north and east of a line drawn parallel with and 50 feet distant therefrom in a northeasterly direction, from a line (which said line is the center line of the Western Pacific Railway Company's main track) beginning at a point 100 feet north from the southwest corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 18; and running thence south 47° 27' east to a point on the south boundary line of said Section 18.

Section 20: All that part or portion of the NE $\frac{1}{4}$, and N $\frac{1}{2}$ of the SE $\frac{1}{4}$ within the bounds as follows, to wit: Commencing at a point on the Section line between Sections 20 and 21, which said point is north 214.5 feet from the southeast corner of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 20; thence north 45° 01' 30" west 1327.1 feet to a point set 100 feet southwesterly from an old ditch; thence north 67° 56' 30" west 1226.3 feet to a point; thence north 74° 28' west 648.9 feet to a point 100 feet southwesterly from old ditch; thence north to north quarter corner of said Section 20; thence east to the northeast corner of said Section 20; thence south along the east boundary line of said Section 20 to the point of beginning.

Section 21: All that part or portion of the NW $\frac{1}{4}$ and N $\frac{1}{2}$ of the SW $\frac{1}{4}$ bounded and described as follows; to wit: Beginning at a point on the section line between said Section 21 and Section 20, which said point is north 214.5 feet from the southwest corner of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 21; thence north 3746 feet, more or less, to the northwest corner of said Section 21; thence east 2640 feet to the north quarter corner of said Section; thence south 2387 feet to a point; thence south 56° 26' west 457.6 feet to a point on east and west line passing through center of said Section 21; thence west 34.4 feet to center of County Road leading from Steel Bridge over Humboldt River; thence south 55° 29' west 835.8 feet to a point in said County Road; thence south 61° 31' west 1005 feet to north end of the said Steel Bridge; thence across said Bridge to a point in center of south end thereof; thence south 66° 14' 30" west 139.7 feet; thence south 27° 11' 30" west 305.6 feet to a point; thence north 45° 01' 30" west 342.6 feet to a point equal to point of beginning.

Section 27: The whole of said Section. Also a strip of land 40 feet in width adjoining the right of way of the Western Pacific Railway Company on the southwesterly side thereof and commencing at the Golconda-Paradise Road near where said road crosses the track of said Railway Company; and running northeasterly along said right of way for a distance of 3705 feet to where said road crosses said track of said Company; thence 40 feet in width along the northeasterly side of said right of way; running northwesterly to the north line of Section 13, Township 36 North, Range 39 East, all in M. D. B. & M.

Total acreage 3197.69 21

PARCEL THREE

TOWNSHIP 35 NORTH, RANGE 39 EAST, M. D. B. & M.

Section 14: S $\frac{1}{2}$ of SE $\frac{1}{4}$

Section 16: S $\frac{1}{2}$ of SE $\frac{1}{4}$; S $\frac{1}{2}$ of SW $\frac{1}{4}$.

Section 20: N $\frac{1}{2}$ of NE $\frac{1}{4}$.

Section 22: NW $\frac{1}{4}$ of NE $\frac{1}{4}$; N $\frac{1}{2}$ of NW $\frac{1}{4}$; W $\frac{1}{2}$ of SE $\frac{1}{4}$;
SE $\frac{1}{4}$ of SW $\frac{1}{4}$.

Section 28: NE $\frac{1}{4}$ of NW $\frac{1}{4}$; SW $\frac{1}{4}$ of NW $\frac{1}{4}$; NW $\frac{1}{4}$ of SW $\frac{1}{4}$.

TOWNSHIP 35 NORTH, RANGE 40 EAST, M. D. B. & M.

Section 7: N $\frac{1}{2}$ of SW $\frac{1}{4}$

Together with certain water rights in the Humboldt River and Pole and Little Rock Creeks; dam and ditch rights and reservoirs allocated and belonging to the above-described property; also certain land leases and Taylor Grazing Rights and/or easements appurtenant to or used in connection with said real property or any part thereof.

Together with all of the personal property and equipment as set forth in the Inventory filed in the above-described bankruptcy proceedings on January 24, 1945, with the exceptions as noted by the Trustee in announcing the sale of said assets in open court on the 9th day of April, 1945.

Together with all and singular the tenements hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rent, issues and profits thereof;

TO HAVE AND TO HOLD the said above granted and described premises, with the appurtenances thereto and thereof, unto the said SAMUEL FRIEDMAN and SOLMAN FRIEDMAN, both married men, their heirs and assigns forever, to his own free use and behoof as fully and absolutely as the said party of the First Part can and ought to do pursuant to the Acts of Congress of the United States relating to bankruptcy, and the General Orders in Bankruptcy of the Supreme Court of the United States, and his authority, as aforesaid.

IN WITNESS WHEREOF, the said Party of the First Part has hereunto set his hand and seal the day and year first hereinabove written.

William I. Heffron
As Trustee in Bankruptcy of the Estate
of C AND P COMPANY, a Nevada corporation,
Bankrupt.

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On this 11th day of April, A. D., 1945, before me, ESTHER ANDERSON, a Notary Public in and for said County duly commissioned and sworn, personally appeared WILLIAM I. HEFFRON as Trustee in Bankruptcy of the Estate of C AND P COMPANY, a Nevada corporation, Bankrupt, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same as such Trustee.

WITNESS my hand and Notarial Seal.

Esther Anderson
Notary Public in and for the County
of Los Angeles, State of California.
(Notarial Seal)

My Commission Expires Oct 3, 1945.

(\$99.00 Documentary Stamps Attached & Cancelled)

Recorded at request of Mary Langwith July 2, 1945 at 40 Min.
past 4 o'clock P. M. File No. 73467.

J. L. Germain
County Recorder.

RECORDED JUL 2 1945

FILED