

James A Beaton Know all men by these presents that I  
 Do James A Beaton of the Township of Eureka  
 Cristello Giacomo County of Eureka State of Nevada the  
 party of the first part for and in con-  
 sideration of the sum of Three Hundred (\$300.00) dollars  
 gold coin of the United States of America to me in hand paid  
 by Cristello Giacomo of the aforesaid town, County and  
 State the party of the second part, the receipt whereof is  
 hereby acknowledged have granted bargained sold and  
 conveyed, and by these presents do grant bargain sell  
 and convey unto the said party of the second part his  
 executors administrators and assigns the following described  
 property to wit: That certain wood and coal ranch situated  
 on the foothills of Antelope Valley, fifteen (15) miles south of  
 west from the town of Eureka, and known as the  
 Barnham ranch, together with all woods chopped and coal  
 burned thereon, also three (3) picks, two (2) shovels, one (1) coal  
 rake, two (2) coal forks and all provisions on the said Ranch.  
 I have and to hold the same to the said party of the  
 second part, his executors, administrators and assigns forever  
 And I do for my heirs, executors and administrators covenant  
 and agree to and with the said party of the second part  
 his executors, administrators and assigns to warrant and defend  
 the sale of the said property, goods and chattels hereby made  
 unto the said party of the second part his executors, administrators  
 against all and every person and persons whosoever lawfully  
 claiming or to claim the same

In witness whereof I have hereunto set my hand and seal  
 the 21st day of August in the year of our Lord One thousand  
 eight hundred and seventy six (1876)

J.W. Scott  
Witness

J.A. Beaton Seal

Recorded at request of a Bearer to Sept 22 1876 at 11 o'clock AM

R.S. Chase  
Recorder