

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
Carnahan 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 whatsoever lawfully
claiming or to claim the same

In witness whereof I have hereunto set my hands and seal
the 31st day of August in the year of our Lords one thousand
eight hundred and seventy six (1876)

J. M. Scott
Witness

J. A. Beaton Seal

Recorded at request of A. Baranto Sept 22 1876 at 11 o'clock AM
R. S. Lorange
Recorder