

Peter Carletti

to

CROP AND FARMING LEASE ON SHARES.

Webb Buckskin,
Maggie Buckskin, and

N. Buckskin.

This indenture made and entered in to this 4th day of May A.D. 1916, by and between Peter Carletti of Alpha, County of Eureka, State of Nevada, the party of the first part, and Webb Buckskin, Maggie Buckskin and N. Buckskin, all of the same county and state, parties of the second part,

WITNESSETH: That the said party of the first part for and in consideration of the rents, covenants and agreements hereinafter mentioned, reserved and contained on the part and behalf of the said parties of the second part, their administrators, executors and assigns, to be paid kept and performed, has granted demised and to farm let, and by these presents does grant, demise and to farm let, unto the said parties of the second part, their executors, administrators and assigns all those pieces, parcels and tracts of land situate and being in the County of Eureka, State of Nevada, and more particularly described as follows, to wit: SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Sec. 1, E $\frac{1}{2}$ of SE $\frac{1}{4}$ of Sec. 2, NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Sec. 11, W $\frac{1}{2}$ of NW $\frac{1}{4}$, SE $\frac{1}{4}$ of NW $\frac{1}{4}$ and E $\frac{1}{2}$ of SW $\frac{1}{4}$ of Sec. 12, and E $\frac{1}{2}$ of NW $\frac{1}{4}$ of Sec. 13, Twp. 24 R. 51 E. M. D. B & M; also N $\frac{1}{2}$ of NE $\frac{1}{4}$ of Sec. 34, SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Sec. 34, SW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Sec. 35, S $\frac{1}{2}$ of NW $\frac{1}{4}$, SW $\frac{1}{4}$ of NE $\frac{1}{4}$ and NW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Sec. 36, Twp. 25 N. R. 51 E. M. D. B & M. known as and called the Carletti Ranch at Alpha, Nevada; together with all water, water-rights, springs, creeks, ditches, dams and reservoirs used or connected with the above described premises; also all cattle, horses, farming implements, and other personal property located in, upon or about the said premises and belonging to said first party, for the full term of five years, from the 16th day of March, 1916, to the 16th day of March 1921.

To have and to hold the said ^{demised} premises, unto the parties of the second part, their heirs, executors, and administrators for their sole and proper use and benefit, for and during the term aforesaid, together with all the tenements and hereditaments thereunto belonging, and all the stock and farming utensils of every name and nature, now being in or upon the same, belonging to the said party of the first part.

In consideration whereof the said parties of the second part hereby covenant and agree to and with the said first party that they will occupy, till and in all respects cultivate the premises above mentioned, during the term aforesaid, in a farmerlike manner, and according to the usual course of ranching in said neighborhood; that they will not commit any waste or damage, or suffer any to be done; that they will at their own expense keep the fences and buildings on said premises in good repair, reasonable use thereof and damages by the elements excepted: and that they will deliver to said first party, his heirs or executors or administrators, or to his heirs or their order, one half of all the proceeds and crops produced on the said ranch and

premises, of every name, kind and description, to be divided on the said premises, in stack and sack according to the usual method of dividing such produce in said community.

It is further agreed and understood that the respective parties hereto shall each pay for or furnish one half of the price of the seeds required for seeding said premises, and that each thereof shall defray one half of the expenses incurred in harvesting the hay crop raised thereon; and further that each of said parties shall pay one half of all taxes or assessments upon the said premises; that the said second parties are to do, or cause to be done, all necessary work and labor in and about the cultivation of said premises, and the care and keeping of said live stock; that they are to have full permission to enclose, pasture, till or cultivate the said premises, so far as the same may be done without injury to the reversion, and give up and yield peaceable possession of said premises at the expiration of said term.

It is further agreed and understood that all cattle located upon or about said ranch as well as all increase therefrom shall at the termination of this lease be divided equally between the said parties, provided however, that thirty head of said cattle shall be then returned to said first party before any division thereof; and that the proceeds from any sale which may be necessary for the protection and care of said cattle during the life of this agreement shall be divided equally between the said parties.

It is further agreed that all horses now located upon said ranch, being in all forty head, shall be returned to said first party at the termination of this lease, but all increase therefrom shall be divided equally between the parties.

And further that this agreement shall be binding upon the heirs, executors, administrators and assigns of the respective parties hereto. And further that said first party shall have the right to sell said premises upon thirty days written notice to said second parties.

In witness whereof the said parties have hereunto set their hands and seals in the day and year first above written.

Pete Carletti. Seal

Mr. Webb Buckskin. Seal

Mrs. Maggie Buckskin. Seal

Mr. N. Buckskin. X Seal

State of Nevada

ss.

County of Eureka

On this 4th day of May A.D. 1916, personally appeared before me, N.P. Morgan, a notary public in and for said Eureka County, Peter Carletti, known to me to be the person described in and who executed the foregoing instrument, who acknowledged to me that he executed the same freely and voluntarily and for the uses and purposes therein mentioned.

(Notary Public Seal)

N.P. Morgan
Notary Public.

Recorded at the request of Webb Buckskin June 19 A.D. 1916 at 45 minutes past 10 A.M.

Edgar Eather, Recorder.