

-File Number 12244-

PETER CARLETTI

to

NICHOLAS MODARELLI

& Maria MODARELLI

B I L L COFFMAN SAEL E.

KNOW ALL MEN BY THESE PRESENTS; That Peter Carletti, of Alpha, County of Eureka, State of Nevada the party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) lawful money of the United States of America, and other good and other valuable considerations, to him in hand paid by Nicholas Modarelli and Maria Modarelli, his wife, both of the town and County of Eureka, State of Nevada, the parties of the second part, the receipt whereof is hereby acknowledged does by these presents grant, bargain, sell and convey unto the said parties of the second part their executors, administrators and assigns, all of those certain goods, chattels and personal property described as follows, to-wit;

All cattle branded A on the left ribs, and all cattle branded 20 on left hip, being all cattle belonging to said first party and 230 head in number, yearlings and up; all horses and mules branded 20 on left shoulder, being all horses and mules belonging to said first party, in all 60 head, yearlings and up; and all branding irons, chickens, pigs, farming implements, machinery, furniture (excepting one bureau, one baby bed and baby chairs, bed clothing and personal effects), one buggy, one cart, one spring wagon, one two horse wagon, one four horse wagon, all harness and all other personal property belonging to said first party and located in, upon, at or near the Carletti Ranch at Alpha, Eureka County, Nevada, which said ranch has this day been sold and transferred to said parties of the second part.

To have and to hold the same unto the parties of the second part and to their executors, administrators and assigns forever. And said first party does for himself, his executors, administrators and assigns, covenant and agree, to and with said second parties, their executors, administrators and assigns, to warrant and defend the title to said property, goods and chattels hereby conveyed, against the just and lawful claims and demands of any persons whomsoever.

And it is understood and agreed by and between the parties hereto that all cattle, yearlings and up, found belonging to said first party in excess of 230 head, shall be paid for by said second parties at the rate of \$50.00 per head, and if a less number than 230 head of such cattle be found the said first party shall refund to said second parties the sum of \$50.00, for each head of cattle not found and delivered by the end of the Fall round up. And further that all horses and mules, yearlings and up, found belonging to said first party in excess of 60 head, shall be paid for by said second parties at the rate of \$30.00 per head, and if a less number than 60 head of such horses and mules be found, the said first party shall refund to said second parties the sum of \$30. for each head of such mules and horses required to make up the 60 head.

And further that said first party shall have the right to occupy the dwelling house in which he now resides on said ranch until December 1, 1918, and without charge therefor.

In witness whereof the respective parties have hereunto set their hands and seals this 20th. day of April A.D. 1918.

Signed, sealed and delivered

in the presence of;

N.P. Morgan

W.J. Hooper.

Peter Carletti (seal)

Party of the First Part.

Nicholas Modarelli (Seal)

Maria Modarelli (Seal)

Parties of the Second part.

Recorded at the request of Nick Modarelli June 13, 1918 at 16 minutes past 11 A.M.

Edgar Eather-Recorder.