

John C. Carpenter, Jr., and)
Andrew J. Magnuson, dba)
Magnuson Ranch and Roseann S.)
Carpenter)

(U.S.I.R. Stamps affixed and
cancelled \$31.35)

WARRANTY DEED

to)

United States of America)

WARRANTY DEED

THIS INDENTURE, made the 29th day of August, 1963, by and between JOHN C. CARPENTER, JR. and ANDREW J. MAGNUSON an unmarried man, co-partners, doing business under the firm name and style of MAGNUSON RANCH, and ROSEANN S. CARPENTER, wife of John C. CARPENTER, parties of the first part, of the County of Elko, State of Nevada, and the UNITED STATES OF AMERICA, the party of the second part,

W I T N E S S E T H:

That for and in consideration of the exchange of certain lands, as authorized by Section 8 of the Act of June 28, 1934, (48 Stat. 1272), as amended by Section 3 of the Act of June 26, 1936, (49 Stat. 1976), said parties of the first part do by these presents grant, bargain, sell and convey unto the party of the second part and to its successors and assigns forever, all of those certain lots, pieces or parcels of land situate in the County of Eureka, State of Nevada, and bounded and more particularly described as follows, to-wit:

TOWNSHIP 31 NORTH, RANGE 50 EAST, M.D.B. &M.

- Section 13: All
- Section 23: All
- Section 25: All
- Section 27: NE $\frac{1}{4}$; N $\frac{1}{2}$ of SE $\frac{1}{4}$; SE $\frac{1}{4}$ OF SE $\frac{1}{4}$
- Section 35: All

Together with all buildings and improvements situate thereon.

Together with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

Subject to the exceptions and reservations contained in the Deed dated March 18, 1959, executed by Southern Pacific Company, a corporation of the State of

DElaware to Martin T. Magnuson, Andrew J. Magnuson and John C. Carpenter, Jr. recorded in Book 25 Page 290 deed Records of Eureka County, Nevada.

TO HAVE AND TO HOLD all and singular the said premises together with the appurtenances unto the said second party and to its successors and assigns forever.

And the said first parties, and their and each of their heirs, and the said premises in quiet and peaceable possession of the said second party, its successors and assigns, against the said first parties, and each of them, and their and each of their heirs, and against all and every person and persons whomsoever lawfully claiming or to claim the same, shall and will warrant, and by these presents forever defend.

IN WITNESS WHEREOF, the parties of the first part have hereunto set their respective hands and seals the day and year first above written.

John C. Carpenter
JOHN C. CARPENTER, JR.

Andrew J. Magnuson
ANDREW J. MAGNUSON

Roseann S. Carpenter
ROSEANN S. CARPENTER

STATE OF NEVADA)
) SS.
COUNTY OF ELKO)

On this 29th day of August, 1963, personally appeared before me, a Notary Public in and for said County and State, JOHN C. CARPENTER and ROSEANN S. CARPENTER, his wife, and ANDREW J. MAGNUSON, an unmarried man, known to me to be the persons described in and who executed the foregoing instrument; who acknowledged to me that they executed the same freely and voluntarily and for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Official Seal the day and year in this certificate first above written.

(NOTARIAL SEAL)

Jack E. Hull
NOTARY PUBLIC

Recorded at the request of Pioneer Title Insurance Company of Nevada, September 10, A.D., 1963 At 42 minutes past 11 A. M.

Willis A. DePaoli - Recorder.