

JOINT TENANCY DEED

THIS INDENTURE, made and entered into this 25th day of February, 1964 between CRESCENT VALLEY RANCH & FARMS, a Nevada corporation, party of the first part, and RALPH W. BALDWIN and ALVERNA L. BALDWIN, husband and wife as Joint Tenants, party of the second part,



WITNESSETH:

That the said party of the first part, in consideration of the sum of TEN DOLLARS (\$10.00), lawful money of the United States of America, to it in hand paid by the said parties of the second part, the receipt whereof is hereby acknowledged, does by these presents grant, bargain and sell unto the said parties of the second part, and to the survivor of them, and to the heirs and assigns of such survivor forever, all that certain lot, piece or parcel of land situate in the County of Eureka, State of Nevada, that is described as follows:

The Southwest quarter of the Northeast quarter of Section 25, Township 29 North, Range 48 East, M. D. B. M., as per Government Survey.

RESERVING THEREFROM an easement of 30 feet along all boundaries for ingress and egress, with power to dedicate.

ALL MINERAL rights held by seller shall go to purchaser.

SUBJECT TO: 1) Taxes due not heretofore paid.  
2) Covenants, conditions, restriction, reservations, easements, rights and/or rights of way of record.

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

TO HAVE AND TO HOLD the said premises, together with the appurtenances, unto the said parties of the second part, and to the survivor of them, and to the heirs and assigns of such survivor forever.

IN WITNESS WHEREOF, the party of the first part has caused this conveyance to be executed the day and year first hereinabove written.

CRESCENT VALLEY RANCH & FARMS

BY: A. Z. Seltzer

A. Z. Seltzer, President

BY: Arthur J. Duperron

Arthur J. Duperron, Assist. Sec.

STATE OF NEVADA )  
COUNTY OF EUREKA ) SS

On this 25th day of February, 1964, personally appeared before me, a Notary Public in and for said County and State, A. Z. SELTZER and ARTHUR J. DUPERRON known to me to be the PRESIDENT AND ASSISTANT SECRETARY of the corporation that executed the foregoing instrument, and upon oath did depose that they are the officers of said corporation as above designated; that they are acquainted with the seal of said corporation and that the seal affixed to said instrument is the seal of said corporation; that the signatures to said instrument were made by officers of said corporation as indicated after said signatures; and that the said corporation executed the said instrument 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 at my office in said County the day and year in this certificate first above written.

Bernice L. Naples  
NOTARY PUBLIC



My Commission expires: MY COMMISSION EXPIRES JANUARY 15, 1965

DOCUMENT NO. 39666

Filed for record at the request of Nevada Title Guaranty Company

on March 6, 1964 at 56 minutes past 2 o'clock P. M.

Recorded in Book 3 of Official Records, Page 409 Records of Eureka County, Nevada.

William W. Nelson  
COUNTY RECORDER

FEE: \$ 2.95

By: \_\_\_\_\_, Deputy.