

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made and entered into this 7<sup>th</sup> day of January, 1964, by and between JOHN A. BORGNA and MARGUERITE A. BORGNA, his wife, of the County of Eureka, State of Nevada, First Parties, and GARLIN O. PERRIN and ANITA C. PERRIN, his wife, of Redwood City, State of California, Second Parties,

W I T N E S S E T H:

That for and in consideration of the sum of TEN DOLLARS, (\$10.00), lawful money of the United States of America, to them in hand paid by the said Second Parties, and other good and valuable consideration, the receipt whereof is hereby acknowledged, the said First Parties do by these presents grant, bargain, sell and convey unto the said Second Parties as joint tenants with right of survivorship, and not as tenants in common, and to the survivor of them, and to their assigns, and to the heirs, executors, administrators and assigns of the survivor forever, all of those certain lots, pieces and parcels of land situate in the County of Eureka, State of Nevada, and more particularly described as follows, to-wit:

In T. 23 N., R. 52 E., M.D.B.& M.

Section 6:  $W\frac{1}{2}$  of Lot 15  
7:  $W\frac{1}{2}$  of Lot 1  
18:  $W\frac{1}{2}$  of Lot 7;  $W\frac{1}{2}$  of Lot 12

SAVE AND EXCEPT a right-of-way over and across a portion of the above-described property as described in a Deed dated August 14th, 1953, recorded in Book 24 of Deeds at Page 280, in the Official Records of the Eureka County Recorder's Office, Eureka, Nevada.

SUBJECT to that certain reservation contained in a Deed dated May 28th, 1952, executed by Dale H. Henion and Dolores M. Henion to John Borgna, recorded in Book 24 of Deeds at Page 201, in the Official Records of the Eureka County Recorder's Office, Eureka, Nevada.

SUBJECT to any reservations contained in Patents.



TOGETHER with all water, water rights and rights to the use of water, and all means for the diversion and use of water, if any, which are appurtenant to or customarily used in connection with any of said lands.

TOGETHER with the benefit of all covenants running with the land, and particularly the covenant to be reimbursed for any damage to the surface or severance rights granted to the First Parties herein by reason of that certain Deed dated May 28th, 1952, executed by Dale H. Henion and Dolores M. Henion to John Borgna, and recorded in Book 24 of Deeds at Page 201, in the Official Records of the Eureka County Recorder's Office, Eureka, Nevada.

TOGETHER with any and all improvements, if any, 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.

TO HAVE AND TO HOLD the same, together with the appurtenances, unto the said Second Parties as joint tenants with right of survivorship, and not as tenants in common, and to the survivor of them, and to their assigns, and to the heirs, executors, administrators and assigns of the survivor forever.

IN WITNESS WHEREOF, the said First Parties have hereunto set their hands the day and year in this instrument first above written.

*John A. Borgna*  
JOHN A. BORGNA  
*Marguerite A. Borgna*  
MARGUERITE A. BORGNA

STATE OF NEVADA, )  
COUNTY OF EUREKA. ) SS.

On this 7<sup>th</sup> day of January, 1964, personally appeared before me, a Notary Public in and for said County and State, JOHN A. BORGNA and MARGUERITE A. BORGNA, his wife, 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.

*William A. Notary*  
NOTARY PUBLIC

My Commission Expires Oct. 14, 1965



FILE NO.

Filed for record at the request of Pioneer Title Ins. Co of Nevada  
March 31, 1964 at 11 A. M. minutes past 11 A. M. Recorded in  
Book 3 of Official Records, page 542 of CLARK  
COUNTY, NEVADA.  
Fee: \$4.50 John A. Borgna Recorder.

TOGETHER with the benefit of all covenants running with the land, and particularly the covenant to be reimbursed for any damage to the surface or severance rights granted to the first parties herein by reason of that certain deed dated May 28th, 1952, executed by Dale H. Henion and Dolores M. Henion to John Borgna, and recorded in Book 26 of Deeds at Page 201, in the Official Records of the Clark County Recorder's Office, Clark, Nevada.

TOGETHER with any and all improvements, if any, situate thereon.

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

TO HAVE AND TO HOLD the same, together with the appur-

tenances, unto the said second parties as joint tenants with

right of survivorship, and not as tenants in common, and to the

survivor of them, and to their assigns, and to the heirs,

executors, administrators and assigns of the survivor forever.

IN WITNESS WHEREOF, the said first parties have hereunto

set their hands the day and year in this instrument first above

written.

John A. Borgna  
MARGUERITE A. BORGNA

STATE OF NEVADA,  
) ss.  
COUNTY OF CLARK.

On this 31st day of January, 1964, personally appeared before me, a Notary Public in and for said County and State, JOHN A. BORGNA and MARGUERITE A. BORGNA, his wife, 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.

Notary Public

