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File No. **40281**

BOOK 5 PAGE 531

FILE NO. **40281**

Filed for record at the request of Pioneer Title Ins. Co. of Ne  
Sept. 15, 1964, at 05 minutes past 8 A. M. Recorded in  
Book 5 of Official Records, page 531, Records of EUREKA  
COUNTY, NEVADA.  
Fee: \$ 3.75

Order No. \_\_\_\_\_  
Escrow No. \_\_\_\_\_

William A. Burum, Recorder.

SPACE ABOVE FOR RECORDER'S USE ONLY



PLACE INTERNAL REVENUE STAMPS IN THIS SPACE

Pioneer Title Insurance Co. of Nevada

## Grant Deed

(Individual)

I. R. S. # \_\_\_\_\_

WILLIAM A. BURUM and ELIZABETH L. BURUM, husband and wife,

(GRANTOR - GRANTORS)

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
Do Hereby Grant To

JOSEPH L. RAND and ELLEN M. RAND, his wife, as joint tenants, with  
right of survivorship,

the real property in the  
County of Eureka, State of Nevada

, ~~State of California~~ described as follows:

Lots 2, 3, 4 and NE 1/4 of SW 1/4 of Section 11; and  
Lots 2, 6, 7 and SW 1/4 of NE 1/4 of Section 14; and  
SE 1/4 of NE 1/4, N 1/2 of SE 1/4 of Section 21, all  
in Township 27 North, Range 52 East, M. D. B. & M.,  
County of Eureka, State of Nevada.

SAVING, EXCEPTING AND RESERVING unto the Grantors, their successors and assigns, from all the above described lands all oil, gas and other hydrocarbons and minerals now or at any time hereafter situate therein and thereunder, together with all easements and rights necessary or convenient for the production, storage and transportation thereof and the exploration and testing of the said real property and also the right to drill for, produce and use water from the said real property in connection with their drilling or mining operations thereon. If the Grantors shall drill the said real property for oil, gas or other hydrocarbons, or mine the same for minerals, they shall compensate the Grantees for any damage done to growing crops and improvements and shall pay to the Grantees the reasonable agricultural value of all land actually taken for the said purposes, and if the Grantors execute leases of all or any part of the said rights reserved hereby and secure an agreement from any such lessee assuming the covenants of the Grantors to so compensate the Grantees, such lessee drilling or mining the said real property shall alone be liable under such covenants and the Grantors shall have no liability whatever thereunder in connection with such lessee's drilling or mining operations; and the Grantors shall not be liable in any event for any acts of their lessee, except that in those cases in which any such lessee does not assume the said covenants of the Grantors to so compensate the Grantees, the Grantors shall bear the said expenses. If the Grantors, or any of their lessees, and the Grantees cannot agree with regard to the amount of such compensation, the same shall be determined from time to time as it becomes necessary to determine it by arbitration, the Grantors, or their lessee, to appoint one arbitrator, and the Grantees another arbitrator, and the two so appointed to appoint a third and a decision of a majority to be conclusive; provided that the Grantors, or any of their lessees, may exercise all of the rights reserved at any time and from time to time without first being required to agree with respect to such compensation or having the same fixed by arbitration and that such compensation shall be fixed either by agreement or arbitration after the Grantors, or any lessees, have commenced and are prosecuting operations, and all parties agree to cooperate to the end that such compensation will be fixed by either of the said methods within a reasonable time after the occasion for fixing the same arises. The covenants and provisions hereof shall inure to the benefit of and bind the successors, assigns and lessees of the Grantors and the personal representatives, heirs, successors, lessees and assigns of the Grantees.

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City of Nevada

# Grant Deed

L. R. S. S.

[illegible]

Dated September 3rd, 1964

STATE OF CALIFORNIA  
COUNTY OF Kern

**SS**

on September 3, 1964

before me, the undersigned, a Notary Public in and for said County and State, personally appeared  
**WILLIAM A. BURUM and**  
**ELIZABETH L. BURUM,**

William A. Burum  
Elizabeth L. Burum

known to me to be the person(s) whose name(s) is (are) subscribed to the within instrument and acknowledged that they executed the same.

(Seal

(Notary signature line)



JOHN H. HODGINS  
NOTARY PUBLIC - CALIFORNIA  
PRINCIPAL OFFICE IN  
KERN COUNTY