

GRANT DEED

THIS INDENTURE, made this 27th day of August, 1964, by and between JOHN C. CARPENTER, JR., and ANDREW J. MAGNUSON, an unmarried man, copartners, doing business as MAGNUSON RANCH, and ROSEANN S. CARPENTER, wife of JOHN C. CARPENTER, JR., of the County of Elko, State of Nevada, parties of the first part, and DAN FILIPPINI, an unmarried man of the County of Eureka, State of Nevada, second party,

W I T N E S S E T H:

That the said parties 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 valuable consideration, to them in hand paid by the said second party, the receipt whereof is hereby acknowledged, do by these presents, grant, bargain, sell and convey unto the party of the second part and to his executors, administrators, heirs, and assigns forever, all that certain property situate, lying and being in the County of Eureka, State of Nevada, more particularly described as follows, to-wit:

TOWNSHIP 30 NORTH, RANGE 50 EAST, M.D.B.&M.

- Section 10: NE $\frac{1}{2}$ of NE $\frac{1}{4}$; S $\frac{1}{2}$ of NE $\frac{1}{4}$;
SE $\frac{1}{4}$; SE $\frac{1}{4}$ of SW $\frac{1}{4}$.
14: W $\frac{1}{2}$ of NW $\frac{1}{4}$; SW $\frac{1}{4}$; S $\frac{1}{2}$ of SE $\frac{1}{4}$.
16: NE $\frac{1}{4}$ of NE $\frac{1}{4}$; S $\frac{1}{2}$ of NE $\frac{1}{4}$; SE $\frac{1}{4}$; SE $\frac{1}{4}$ of SW $\frac{1}{4}$.
22: All

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.

Together with any and all improvements situate thereon.

Together with all water, water rights, rights to the use of water, dams, ditches, canals, pipelines, reservoirs and all other means for the diversion or use of waters appurtenant to the said property or any part thereof, or used or enjoyed in connection therewith, and together with all stockwatering rights on said lands.


SUBJECT to the following:

1. All reservations, restrictions and exceptions by third parties and governments and all rights of ingress and egress reserved in connection therewith.
2. All easements, privileges and rights of way traversing any or said lands.

RESERVING UNTO THE MAGNUSON RANCH Copartnership all rights and privileges to graze livestock upon the public domain under the so-called Taylor Grazing Act which are based upon or appurtenant to the above-described lands or any portion thereof, together with the right to transfer all such rights to other base lands.

TO HAVE AND TO HOLD, all and singular the said premises, together with the appurtenances, unto the party of the second part, as his sole and separate property, and his heirs, executors, administrators and assigns forever.

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


JOHN C. CARPENTER, JR.


ANDREW J. MAGNUSON


ROSEANN S. CARPENTER

STATE OF NEVADA)
) SS.
COUNTY OF ELKO)

On this 7th day of September, 1964, personally appeared before me, a Notary Public in and for said County and State, JOHN C. CARPENTER, JR., ANDREW J. MAGNUSON, copartners and ROSEANN S. CARPENTER, wife of JOHN C. CARPENTER, Jr., 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 first above written.

John C. Carpenter
NOTARY PUBLIC



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FILE NO. _____
Filed for record at the request of Pioneer Title Insurance Co. of Nevada
Sept. 23, 1964, at 46 minutes past 3 P. M. Recorded in
Book 6 of Official Records, page 37-39, Records of EUREKA
COUNTY, NEVADA.
Fee: \$ 3.25

William A. DeLoach, Recorder.

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