

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made this 28th day of December, 1965, by and between DOMINGO SEGURA, also known as DOMINGO B. SEGURA, and PEGGY SEGURA, his wife, hereinafter called Grantors, JOHN GJERDE, RAMONA GJERDE, his wife, TORRIS H. GJERDE, and NORMA G. GJERDE, his wife, hereinafter called Grantees,

## WITNESSETH:

That Grantors, in consideration of Ten Dollars (\$10.00) lawful money of the United States, to them in hand paid by Grantees, receipt of which hereby is acknowledged, do by these presents, grant, bargain and sell unto Grantees, and to their heirs and assigns, forever, all those certain lots, pieces, or parcels of land situate in the Counties of Nye and Eureka, State of Nevada, described as follows:

PARCEL NO. 1:

TOWNSHIP 14 NORTH, RANGE 50 EAST, M. D. B. & M.  
SECTION 2: SW $\frac{1}{4}$  of NW $\frac{1}{4}$   
SECTION 3: S $\frac{1}{2}$  of NE $\frac{1}{4}$ ; S $\frac{1}{2}$  of NW $\frac{1}{4}$  and Lots 3 and 4  
SECTION 4: Lot 1 and SE $\frac{1}{4}$  of NE $\frac{1}{4}$

TOWNSHIP 15 NORTH, RANGE 50 EAST, M. D. B. & M.  
SECTION 28: W $\frac{1}{2}$  of SE $\frac{1}{4}$   
SECTION 33: S $\frac{1}{2}$  of NE $\frac{1}{4}$ ; NW $\frac{1}{4}$  of NE $\frac{1}{4}$  and E $\frac{1}{2}$  of SE $\frac{1}{4}$   
EXCEPTING all Coal and other minerals

PARCEL NO. 2:

TOWNSHIP 15 NORTH, RANGE 50 EAST, M. D. B. & M.  
SECTION 4: Lots 1 and 2; S $\frac{1}{2}$  of NE $\frac{1}{4}$  and SE $\frac{1}{4}$   
EXCEPTING all Oil and Gas

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

AND ALSO TOGETHER WITH all water, water rights, dams and ditches now and heretofore had and used in connection with said described premises, and applications for water or water rights now pending in the Office of the State

Engineer of the State of Nevada, including any and all water and water rights heretofore granted to Grantors, or either of them, by the said State Engineer of the State of Nevada and including, but not limited to, the following described water rights situate in the Counties of Nye and Eureka, State of Nevada, to-wit:

Certificate No. 2387 under Permit No. 8942 issued by the State Engineer for 0.4305 c.f.s. of the waters from John Blair Spring, diverted at a point in SW $\frac{1}{4}$  SW $\frac{1}{4}$  Sec. 4, T. 14 N., R. 50 E., M. D. B. & M.

Certificate No. 2388 under Permit No. 8943 issued by the State Engineer for 0.019 c.f.s. of the waters from Segura No. 1 Spring and Creek, diverted at a point in Lot 2 of NW $\frac{1}{4}$  Sec. 19, T. 14 N., R. 51 E., M. D. B. & M.

Certificate No. 2389 under Permit No. 8944 issued by the State Engineer for 0.019 c.f.s. of the waters from Segura No. 2 Spring and Creek, diverted at a point in NW $\frac{1}{4}$  SW $\frac{1}{4}$  Sec. 24, T. 14 N., R. 50 E., M. D. B. & M.

Certificate No. 2390 under Permit No. 8945 issued by the State Engineer for 0.019 c.f.s. of the waters from Segura No. 3 Creek and Spring, diverted at a point in NW $\frac{1}{4}$  SW $\frac{1}{4}$  Sec. 13, T. 14 N., R. 50 E., M. D. B. & M.

Certificate No. 2391 under Permit No. 8946 issued by the State Engineer for 0.019 c.f.s. of the waters from Segura No. 4 Spring and Creek diverted at a point in the NE $\frac{1}{4}$  NE $\frac{1}{4}$  Sec. 13, T. 14 N., R. 50 E., M. D. B. & M.

Certificate No. 2392 under Permit No. 8947 issued by the State Engineer for 0.019 c.f.s. of the waters from Segura No. 5 Spring, Creek and Lake, diverted at a point in Lot 5, Section 6, T. 14 N., R. 51 E., M. D. B. & M.

Certificate No. 2393 under Permit No. 8948 issued by the State Engineer for 0.019 c.f.s. of the waters from Segura No. 6 Spring and Creek, diverted at a point in the SW $\frac{1}{4}$  NE $\frac{1}{4}$  Section 31, T. 15 N., R. 51 E., M. D. B. & M.

Certificate No. 2394 under Permit No. 8949 issued by the State Engineer for 0.019 c.f.s. of the waters from Segura No. 7 Spring and Creek, diverted at a point in SE $\frac{1}{4}$  NE $\frac{1}{4}$  Section 30, T. 15 N., R. 51 E., M. D. B. & M.

Certificate No. 2395 under Permit No. 8950 issued by the State Engineer for 0.019 c.f.s. of the waters from Segura No. 8 Spring and Creek, diverted at a point in the NE $\frac{1}{4}$  SW $\frac{1}{4}$  Sec. 19, T. 15 N., R. 51 E., M. D. B. & M.

Certificate No. 2396 under Permit No. 8954 issued by the State Engineer for 0.004 c.f.s. of the water from Charles Allison Spring diverted at a point in the NW $\frac{1}{4}$  SE $\frac{1}{4}$  Sec. 34, T. 15 N., R. 50 E., M. D. B. & M.

Certificate No. 2397 under Permit No. 9040 issued by the State Engineer for 0.1851 c.f.s. of the waters from Meadow Canyon Creek and Springs, diverted at a point in NE $\frac{1}{4}$  SE $\frac{1}{4}$  and SE $\frac{1}{4}$  NE $\frac{1}{4}$  Sec. 10, T. 14 N., R. 50 E., M. D. B. & M.

Certificate No. 2398 under Permit No. 9041 issued by the State Engineer for 0.038 c.f.s of the waters from Antelope Valley Springs and Tributaries, diverted at a point in NW $\frac{1}{4}$  SE $\frac{1}{4}$  Sec. 28, T. 15 N., R. 50 E., M. D. B. & M.

All those certain water, and water rights for stockwatering purposes and domestic purposes located in Eureka County, State of Nevada, known as "Water Canyon Spring" which has its diversion points at S. 5° 19' E., 16,917 ft. from corner of Sections 35 and 36, and lower spring lies S. 4° 14' East., 16,726 feet from the corner of Section 35 and 36, both of Township 16, North, Range 50 East., the same being evidenced by certificate No. 50, Book 2 for 1/40 c.f.s., together with the range rights used in connection or appurtenant to the use of the waters of said spring, and together with all dams, ditches, reservoirs, pipes and pipe-lines used in connection with the use of said water at said diversion points.

Certificate No. 351, Book 3, issued under Permit No. 3195, Records of State Engineer's Office, for water from Sagehen Creek, for stockwatering purposes.

Proof of Appropriation No. 01325, Records of State Engineer's Office, claiming water under a vested right from Meadow Creek and Tributaries for irrigation purposes.

Proof of Appropriation No. 01345, Records of State Engineer's Office, claiming water under a vested right from Coal Burner Spring for stockwatering purposes. Appropriation No. 9042, Certificate No. 3723, Records of State Engineer's Office, changing point of diversion and place of use.

Proof of Appropriation No. 01346, Records of State Engineer's Office, claiming water under a vested right from Cabin Spring for stockwatering purposes.

Proof of Appropriation No. 8953, Certificate No. 2319, Records of State Engineer's Office, for .023 c.f.s. of the waters of Nine Mile Canyon Creek, diverted at a point in the SW $\frac{1}{4}$  SE $\frac{1}{4}$  Section 25, Township 16 N., R. 50 E., M. D. B. & M.

Certificate No. 3468 under Permit No. 12430 issued by the State Engineer for .016 c.f.s. of the waters from Mrs. Elisabeth Martin and Fernando Segura Well, diverted at a point in the SE $\frac{1}{4}$  NE $\frac{1}{4}$  Section 29, T. 16 N., R. 50 E., M. D. B. & M.

AND ALSO TOGETHER WITH all range rights, licenses and permits on the public domain appurtenant to the said lands.

TO HAVE AND TO HOLD the said premises, together with the appur-

tenances, unto Grantees, and to their heirs and assigns, forever.

This Grant is made subject to the provisions contained in the Patent from the United States of America to Fernando Segura recorded in Book 21 of Deeds at Page 71, Eureka County, Nevada, records, reading as follows:

"Subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws, and decision of court, and there is reserved from the lands hereby granted a right of way thereon for ditches or canals constructed by the authority of the United States, EXCEPTING AND RESERVING however, to the United States the coal and other minerals in the land together with the right to prospect for all minerals and remove the same pursuant to the provisions and limitations of the act of December 29, 1916 (39 Statute 862)."

And is further made subject to the provisions contained in the Patent from the United States of America to Domingo B. Segura, recorded in Book 9, Official Records at Page 13, Eureka County, Nevada, records, reading as follows:

"EXCEPTING AND RESERVING, also to the United States all oil and gas in the land so patented, and to it or persons authorized by it, the right to prospect for, mine and remove such deposits from the same upon compliance with the conditions and subject to the provisions and limitations of act of July 17, 1914 (38 Stat. 509)."

IN WITNESS WHEREOF, Grantors have executed this conveyance the day and year first above written, and Grantees have signed the same to show their consent to all of the terms and conditions thereof.

John Gjerde  
JOHN GJERDE

Domingo Segura  
DOMINGO SEGURA, also known as

Ramona Gjerde  
RAMONA GJERDE

Domingo B. Segura  
DOMINGO B. SEGURA

Torris H. Gjerde  
TORRIS H. GJERDE

Peggy Segura  
PEGGY SEGURA

Norma G. Gjerde  
NORMA G. GJERDE

GRANTORS

By Torris H. Gjerde, Attorney-in-Fact for NORMA G. GJERDE

GRANTEES

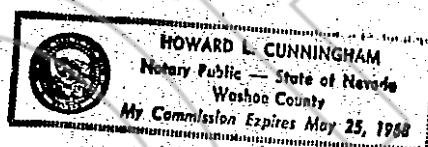


STATE OF NEVADA, )  
 ) SS.  
 COUNTY OF EUREKA. )

On this 28<sup>th</sup> day of December, 1965, personally appeared before me, a Notary Public in and for Washoe County, State of Nevada, acting in Eureka County, Nevada, DOMINGO SEGURA, also known as DOMINGO B. SEGURA, and PEGGY SEGURA, known to me to be the persons described in and who executed the foregoing instrument and they 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 herein first above written.

*Howard L. Cunningham*  
 Notary Public.



File No. 415847

RECORDED AT THE REQUEST OF  
 Nevada Title Guaranty Co.

December 29 A. D. 1965

At 47 minutes past 1 P. M.

in Book 9 of OFFICIAL RECORDS

Page 388-392 Records of

EUREKA COUNTY, NEVADA

*Walter G. Deibel* Recorder

Fee \$7.75