

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE made and entered into this 21st day of March, 1966, by and between JAMES J. KAHLE, a single man of Missoula, Montana, hereinafter called First Party, and J.H. SEWELL, a married man, of Reno, Nevada, hereinafter called Second Party.

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, and other good and valuable consideration, to the First Party in hand paid by the Second Party, receipt whereof is hereby acknowledged, the First Party does by these presents, grant, bargain, sell and convey unto the Second Party, and to his heirs, executors, administrators and assigns forever, all that certain real property situate in the County of Eureka, State of Nevada, and more particularly described as follows:

T. 21 N., R. 53 E., M. D. B. & M.

Sec. 20: E $\frac{1}{2}$

TOGETHER with all improvements of every name or nature situate thereon.

TOGETHER with all waters, water rights, rights to the use of water, wells, 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 stock watering rights used or enjoyed in connection with the use of any of said land, and together with all range rights and grazing rights, if any.

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

SUBJECT, however, to all existing rights of way, easements, licenses or provisions for roads, trails, canals, ditches, flumes, conduits, pipes, poles or transmission lines on, under, over, through, or across said premises.

SUBJECT also, to those certain reservations of vested or accrued water rights for mining, agriculture,

manufacturing or other purposes and rights to deposits and reservoirs used in connection with such water rights, and rights of way or ditches and canals constructed by the authorization of the United States, and all the potassium, oil and gas in said land, and the right to prospect for, mine and remove such deposits, all as contained in patent No. 1231252, executed by the United States of America to patentee.

TO HAVE AND TO HOLD the said premises unto the Second Party, his heirs, executors, administrators and assigns forever.

IN WITNESS WHEREOF, the First Party has hereunto, by ESTHER K. NUNNELEY, his Attorney in Fact, appointed by a written Power of Attorney under the hand of the First Party dated December 28, 1961, and recorded in Liber B of Power of Attorney, Page 115, Records of Eureka County, Nevada, on January 15, 1962; set his hand the day and year first hereinabove written.



James J. Kahle
JAMES J. KAHLE (Principal)

Esther K. Nunneley
By: ESTHER K. NUNNELEY, Attorney
in Fact

STATE OF CALIFORNIA, }
COUNTY OF ORANGE. } SS.

On this 21st day of March, 1966, personally appeared before me, a Notary Public in and for said County and State, ESTHER K. NUNNELEY, known to me to be the person whose name is subscribed to the within instrument as the Attorney in Fact of JAMES J. KAHLE, and acknowledged to me that she subscribed the name of JAMES J. KAHLE thereto as principal, and her own name as Attorney in Fact, 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.

File No. 41079
RECORDED AT THE REQUEST OF
Nevada Title Guaranty Co.
March 29 A. D. 19 66
at 07 minutes past 4 P. M.
In Book 268-269 of OFFICIAL RECORDS
Page 268-269 Records of
EUREKA COUNTY, NEVADA
Freeda V. Neal
Recorder
Fee \$ 3.05

Freeda V. Neal
NOTARY PUBLIC
FREEDA V. NEAL
Notary Public
State of California
Principal Office in
Orange County
My Commission expires January 4, 1970