

GRANT, BARGAIN AND SALE DEED R.P.T.T. \$ 258.50

THIS INDENTURE, made and entered into this 23rd day of August, 1968, by and between TONY MILLER and VIVIAN MILLER, his wife, of Elk Grove, County of Sacramento, State of California, first parties, and LOUISE M. MARVEL and ERNEST R. MARVEL, her husband, who address is P.O. Box 432, Battle Mountain, Lander County, Nevada, second parties,

W I T N E S S E T H:

That the said first parties, 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, do by these presents, grant, bargain, sell and convey unto the said second parties, and to their heirs, executors, administrators and assigns, all that certain real property situate, lying and being in the County of Eureka, State of Nevada, particularly described as follows, to-wit:

TOWNSHIP 33 NORTH, RANGE 48 EAST, M.D.B.&M.

Section 13: All

14: All

23: All

24: All

25: All

26: All, except a portion lying and being in the NE $\frac{1}{4}$  of said Section 26, containing 3.424 acres, more or less, conveyed by Joe Filippini and wife to The Western Pacific Railroad Company by deed dated June 14, 1947, recorded in Book 23, page 176, of Deeds.

Also, excepting therefrom a portion of the NW $\frac{1}{4}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$  of said Section 26, containing 4.279 acres, more or less (said 4.279 acres covers land in Section 27 also), conveyed by Joe Filippini and wife to National Lead Company, by deed dated November 19, 1946, and recorded in Book 23, page 135, of Deeds.

- Section 27: All that portion thereof situate, lying and being on the Southerly side of the Western Pacific Railroad Company's right-of-way as the same now crosses said Section 27: EXCEPT a portion of the SE $\frac{1}{4}$ SE $\frac{1}{4}$  of Section, containing 4.279 acres, more or less (said 4.279 acres covers land in Section 26 also), conveyed by Joe Filippini and wife to National Lead Company, by deed dated November 19, 1946, recorded in Book 23, page 135, of Deeds.
- Section 31: Portions of Lots 1 and 2, E $\frac{1}{2}$ NW $\frac{1}{4}$ , SW $\frac{1}{4}$ NE $\frac{1}{4}$ , NE $\frac{1}{4}$ SW $\frac{1}{4}$ , N $\frac{1}{2}$ SE $\frac{1}{4}$ , and SE $\frac{1}{4}$ SE $\frac{1}{4}$  lying northerly of the proposed 200 foot left or northerly highway right-of-way line of Nevada Interstate Route 80, Federal Aid Project I-080-4(6)254, and southerly of the 180 foot right or southerly highway right-of-way line of Nevada State Route 1 (U.S.40), said above-described parcel contains an area of approximately 50.99 acres, as conveyed to Tony Miller, et ux, by deed recorded in Book 27, page 24, of Deeds.
- Section 33: All that portion of the W $\frac{1}{2}$  situate, lying and being on the Southerly side of the Southern Pacific Railroad Company's right-of-way, as the same now crosses said Section 33.
- Section 35: E $\frac{1}{2}$ ;  
 36: E $\frac{1}{2}$ NE $\frac{1}{4}$ ; and That portion of the NW $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 36 lying northerly of the proposed 200 foot left or northerly right-of-way line of Nevada Interstate Route 80, Federal Aid Project I-080-4(6)254, and southerly of the 180 foot right or southerly highway right-of-way line of Nevada State Route 1 (U.S.40), containing approximately 4.33 acres, conveyed to Tony Miller, et ux, by deed recorded in Book 27, page 24, of Deeds.

There is specifically excepted from the foregoing those portions of Sections 25, 26, 27, 33 and 36, heretofore deeded to the State of Nevada on relation of its Department of Highways, in deeds recorded in Book 26, page 282, file No. 36887, Book 27, page 27, file No. 38803 and Book 27, page 30, file No. 38804, of Deeds.

Subject To:

Reservations and exceptions as shown in various deeds from the Central Pacific Railroad Company, Central Pacific Railway Company, Southern Pacific Company, Southern Pacific Land Company, for railroad, mineral, water and other purposes.

Easement over said lands for communication lines both above and below ground as granted to Bell Telephone Company of Nevada, by Easement recorded in Book 22, page 284, of Deeds.

Easement over said lands for highway, and purposes incidental thereto, as granted to the State of Nevada, by deed recorded in Book 23, page 43, of Deeds.

Deed of Trust dated June 1, 1966, executed by Tony Miller and Vivian Miller, to Nevada Title Guaranty Company, Trustee, to

secure an indebtedness of \$50,000.00 in favor of The Mutual Life Insurance Company of New York, and any other amounts payable under the terms thereof, recorded June 13, 1966, in Book 11, page 18, File No. 42132 of Official Records.

Easement over SE $\frac{1}{4}$ SE $\frac{1}{4}$  Section 27; W $\frac{1}{2}$ SW $\frac{1}{4}$ , NE $\frac{1}{4}$ SW $\frac{1}{4}$ , SE $\frac{1}{4}$ NW $\frac{1}{4}$ , and NW $\frac{1}{4}$ , of Section 26; SE $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 23, and the S $\frac{1}{2}$ SW $\frac{1}{4}$  of Section 24, Township 33 North, Range 48 East, M.D.B.&M., for Power Line and incidental purposes, as granted to Sierra Pacific Power Company, by easement recorded in Book H, page 315, of Miscellaneous Records.

Easement over SE $\frac{1}{4}$ SE $\frac{1}{4}$ , N $\frac{1}{2}$ SE $\frac{1}{4}$ , SW $\frac{1}{4}$ NE $\frac{1}{4}$  and NW $\frac{1}{4}$  of Section 25; SE $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 26, all in Township 33 North, Range 48 East, M.D.B.&M., for above and below ground communications lines, as granted to Bell Telephone Company of Nevada, by easement recorded in Book 4, page 192 of Official Records.

Easement over SW $\frac{1}{4}$ , and N $\frac{1}{2}$  of Section 25; E $\frac{1}{2}$  of Section 24, all in Township 33 North, Range 48 East, M.D.B.&M., for transmission line and incidental purposes as granted to Sierra Pacific Power Company, by easement recorded in Book 6, page 375, of Official Records.

Together with all improvements situate thereon or used in connection therewith.

Together with all water rights relating to said lands and as decreed in Civil Action No. 2804 in the Sixth Judicial District Court of the State of Nevada, in and for the County of Humboldt, in the Matter of the Determination of the Relative Rights of the Claimants and Appropriators of the Waters of the Humboldt River Stream System and Tributaries.

Together with all waters, 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, including but not limited to the rights under Permit No. 12487 and Certificate No. 4872 and under Permit No. 17490 and Certificate No. 6214, and together with all stock-watering rights used or enjoyed in connection with the use of any of said lands, including those on the public domain.

Together with all range rights and grazing rights, and in particular, but without limitation thereto, all rights to graze livestock on the public domain under what is known as the Taylor Grazing Act, used or enjoyed in connection with any of said property or premises, including but not limited to 5,079 AUMs in the Argenta Unit and 584 AUMs in the Buckhorn Unit.

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

It being the intention of the first parties to sell and convey to second parties all of the real property comprising the Dunphy Ranch, situated in the County of Eureka, State of Nevada, whether

the same is hereinabove accurately described or not, save and except for that portion of the ranch heretofore sold.

TO HAVE AND TO HOLD said premises, together with the appurtenances unto the said second parties, their heirs, executors, administrators and assigns, forever.

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

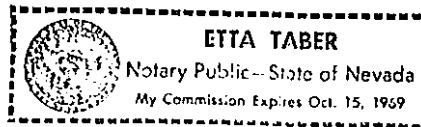
Tony Miller  
TONY MILLER

Vivian Miller  
VIVIAN MILLER

STATE OF NEVADA     )  
                              ) SS.  
COUNTY OF ELKO     )

On September 3, 1968, personally appeared before me, a Notary Public, TONY MILLER and VIVIAN MILLER, his wife, who acknowledged that they executed the foregoing instrument.

Etta Taber  
NOTARY PUBLIC



RECORDED AT THE REQUEST OF Little Insurance & Trust Co.  
on Sept. 4 1968, at 03 mins. past 11 A. M. in  
Book 25 of OFFICIAL RECORDS, page 570-573, RECORDS OF  
ELKO COUNTY, NEVADA. Miller, D. Miller Recorder.  
File No. 47771 Fee \$ 6.00