

ORIGINAL—County Recorder

## STATE OF NEVADA—NEVADA TAX COMMISSION

## AFFIDAVIT OF REALTY TRANSFERRED

(NOTE: Fill out an original and two copies. No carbon paper is required.)

Date April 29, 1969

COUNTY OF ELKO FILE NO. 42771 BOOK NO. 109 Page 68

## 375.050 Declaration of value: Deeds not going through escrow; affidavits.

1. Each deed evidencing a transfer of title which does not go through escrow shall have appended thereto an affidavit of the grantee, or his legal representative, declaring the value of the real property transferred. If the transfer is not subject to the real property transfer tax, the affidavit shall specify the reasons for the exemption.

2. The Nevada tax commission shall prescribe the form of the affidavit and shall provide an adequate supply of such forms to each county recorder in the state.

(Added to NRS by 1967, 1760; effective January 1, 1968)

STATE OF NEVADA

County of ELKO } ss.

I, Charles B. Evans, Jr., the grantee or legal representative of the grantee as

Attorney, first being sworn, depose and say that the value of the property transferred exclusive of

(Give capacity)

liens is \$70,000.00

CHARLES B. EVANS, Jr. grant

Subscribed and sworn to before me this 29th day of April, 1969.

My commission expires, 19

WALTER I. LEWIS, Public or Recorder

Notary Public - State of Nevada

Elko County, Nevada

My commission expires Nov. 6, 1969

I, the grantee or legal representative of the grantee assert this transfer of real property is exempt from the tax imposed by Chapter 548, Statutes of Nevada, 1967, (NRS 375), pursuant to section, subsection, or is not subject to the tax because

Signed

THIS AFFIDAVIT NEED NOT BE RECORDED

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made and entered into as of the 28th day of April, 1969, by and between ALLEN T. GRIFFIN and DOROTHY GRIFFIN, his wife; ROWENNA WALKER and JOHN H. WALKER, her husband; MARGUERITE McBRIDE and MURRAY A. McBRIDE, her husband; and RUTH GRIFFIN, a widow, all of the Town of Carlin, County of Elko, State of Nevada, First Parties, and MELVIN R. JONES and RACHEL S. JONES, his wife, of the same place, Second Parties,

W I T N E S S E I 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, receipt whereof is hereby acknowledged, do by these presents grant, bargain, sell and convey unto the said Second Parties, as joint tenants with right of survivorship, and not as tenants in common, and to the assigns of said Second Parties, and to the survivor of them, and to the heirs, executors, administrators and assigns of the survivor, all that certain real property situate in the Counties of Elko and Eureka, State of Nevada, more particularly described as follows, to-wit:

(Description commences on Page 2)

D E S C R I P T I O N

All those certain lots, pieces or parcels of land situate in the Counties of Elko and Eureka, State of Nevada, more particularly described as follows:

TOWNSHIP 32 NORTH, RANGE 51 EAST, M.D.B.&M.

Section 4: SW $\frac{1}{4}$ ; NW $\frac{1}{4}$ SE $\frac{1}{4}$ ; Lot 11

TOWNSHIP 32 NORTH, RANGE 52 EAST, M.D.B.&M.

Section 5: SE $\frac{1}{4}$ SE $\frac{1}{4}$

Section 8: E $\frac{1}{4}$ NE $\frac{1}{4}$ ; NE $\frac{1}{4}$ SE $\frac{1}{4}$ ; SE $\frac{1}{4}$ SW $\frac{1}{4}$

EXCEPTING therefrom a strip of land 100 feet in width conveyed by GEORGE McINTOSH to WESTERN PACIFIC RAILWAY COMPANY by deed recorded June 25, 1906, in Book 29 of Deeds at page 100, Elko County, Nevada, records.

Section 10: SW $\frac{1}{4}$ NE $\frac{1}{4}$

Section 14: SW $\frac{1}{4}$ NW $\frac{1}{4}$ ; NE $\frac{1}{4}$ SW $\frac{1}{4}$

Section 17: ALL, excepting therefrom, a strip of land 400 feet in width as reserved by CENTRAL PACIFIC RAILWAY COMPANY in Deeds to THOMAS GRIFFIN recorded in Book 23 of Deeds at page 756 and Book 38 of Deeds at page 7, Elko County, Nevada, records, and Book 18 of Deeds at page 367, Eureka County, Nevada, records,

FURTHER EXCEPTING therefrom a strip of land 100 feet in width conveyed by THOMAS GRIFFIN, et ux, to WESTERN PACIFIC RAILWAY COMPANY by deed recorded in Book 29 of Deeds at page 98, Elko County, Nevada, records.

FURTHER EXCEPTING therefrom a strip of land 200 feet in width conveyed to WESTERN PACIFIC RAILWAY COMPANY by CENTRAL PACIFIC RAILWAY COMPANY in Deed recorded in Book 31 of Deeds at page 71, Elko County, Nevada, records and Book 16 of Deeds, page 108, Eureka County, Nevada, records.

FURTHER EXCEPTING therefrom a strip of land 50 feet in width conveyed by THOMAS GRIFFIN, et ux, to WESTERN PACIFIC RAILWAY COMPANY by deed recorded in Book 31 of Deeds at page 401, Elko County, Nevada, records,

Section 20: W $\frac{1}{2}$ NW $\frac{1}{4}$ ; NW $\frac{1}{4}$ SW $\frac{1}{4}$

EXCEPTING therefrom a strip of land 400 feet in width over the W $\frac{1}{2}$ NW $\frac{1}{4}$  of said section conveyed by THOMAS GRIFFIN et ux, to CENTRAL PACIFIC RAILWAY COMPANY by deed recorded in Book 27 of Deeds at page 365, Elko County, Nevada, records.

FURTHER EXCEPTING therefrom a strip of land 100 feet in width

conveyed by THOMAS GRIFFIN, et ux, to WESTERN PACIFIC RAILWAY COMPANY, recorded in Book 29 of Deeds at page 98, Elko County, Nevada, records.

FURTHER EXCEPTING therefrom three strips of land 50 feet in width conveyed by THOMAS GRIFFIN, et ux, to WESTERN PACIFIC RAILWAY COMPANY by deed recorded in Book 31 of Deeds at page 401, Elko County, Nevada, records.

Section 24: SW $\frac{1}{4}$ SW $\frac{1}{4}$

TOWNSHIP 33 NORTH, RANGE 52 EAST, M.D.B.6M.

Section 25: S $\frac{1}{2}$ N $\frac{1}{2}$ ; N $\frac{1}{2}$ SW $\frac{1}{4}$

EXCEPTING therefrom a strip of land 100 feet in width lying within the S $\frac{1}{2}$ NE $\frac{1}{4}$  of said Section 25, conveyed by THOMAS GRIFFIN, et ux, to WESTERN PACIFIC RAILWAY COMPANY by deed recorded in Book 29 of Deeds at page 98, Elko County, Nevada, records.

FURTHER EXCEPTING therefrom a strip of land 200 feet in width lying within the S $\frac{1}{2}$ NW $\frac{1}{4}$  of said Section 25, conveyed by THOMAS GRIFFIN, et ux, to WESTERN PACIFIC RAILWAY COMPANY by deed recorded in Book 31 of Deeds at page 401, Elko County, Nevada, records.

FURTHER EXCEPTING therefrom a strip of land 225 feet in width in the S $\frac{1}{2}$ NW $\frac{1}{4}$  of said Section 25, bounded on the Southerly side by the Northerly right of way line of the WESTERN PACIFIC RAILWAY COMPANY; bounded on the Northerly side by a line drawn parallel to said Northerly right of way line and 225 feet distant measured at right angles northerly therefrom; bounded on the west end by the west line of said Section 25 and bounded on the east end by a line drawn at right angles to said northerly right of way line and 1000 feet easterly from said west line of said Section 25 measured on the centerline of said strip together with a strip of land 80 feet in width extending northerly from the northerly boundary line of the parcel described above to the lands of Central Pacific Railway Company, as conveyed by THOMAS GRIFFIN, et ux, to WESTERN PACIFIC RAILWAY COMPANY recorded in Book 33 of Deeds at page 117, Elko County, Nevada, records.

FURTHER EXCEPTING therefrom two parcels of land lying within the S $\frac{1}{2}$ NW $\frac{1}{4}$  of said Section 25 conveyed by THOMAS GRIFFIN to CENTRAL PACIFIC RAILWAY COMPANY recorded in Book 41 of Deeds at page 295, said deed stating that the two parcels contain 2.759 acres.

TOWNSHIP 33 NORTH, RANGE 52 EAST, M.D.B.&M. (cont)

Section 26: That portion of the SE $\frac{1}{4}$  and S $\frac{1}{4}$ SW $\frac{1}{4}$  lying southerly of the southerly boundary line of those parcels conveyed to the WESTERN PACIFIC RAILWAY COMPANY by THOMAS GRIFFIN, et ux, by deed recorded in Book 31 of Deeds at page 401; by WILLIAM GRIFFIN recorded in Book 31 of Deeds at page 458, and southerly of the southerly boundary line of the parcel conveyed by THOMAS GRIFFIN to J. W. PUETT by deed recorded in Book 28 of Deeds at page 459 all Elko County, Nevada, records.

EXCEPTING therefrom those three parcels of land lying in the S $\frac{1}{4}$ SW $\frac{1}{4}$  and W $\frac{1}{4}$ SE $\frac{1}{4}$  of said Section 26 conveyed by THOMAS GRIFFIN, et ux, to WESTERN PACIFIC RAILROAD COMPANY by deeds recorded in Book 40 of Deeds at page 238 and in Book 44 of Deeds at page 233, all Elko County, Nevada, records.

Section 27: That portion of the SE $\frac{1}{4}$ SE $\frac{1}{4}$  lying southerly of that parcel conveyed by THOMAS GRIFFIN, et ux, to WESTERN PACIFIC RAILWAY COMPANY recorded in Book 31 of Deeds at page 401, Elko County, Nevada, records.

EXCEPTING therefrom those two parcels conveyed to the CENTRAL PACIFIC RAILWAY COMPANY by Deeds recorded in Book 35 of Deeds at page 278 and Book 47 of Deeds at page 345, Elko County, Nevada, records, which deeds state that the two parcels contain 1.092 acres.

TOWNSHIP 33 NORTH, RANGE 53 EAST, M.D.B.&M.

Section 20: S $\frac{1}{4}$ S $\frac{1}{4}$

EXCEPTING therefrom a strip of land of varying widths conveyed by THOMAS GRIFFIN, et ux, to CENTRAL PACIFIC RAILWAY COMPANY recorded in Book 27 of Deeds at page 365, Elko County, Nevada, records.

FURTHER EXCEPTING therefrom a strip of land of varying width conveyed by THOMAS GRIFFIN, et ux, to WESTERN PACIFIC RAILWAY COMPANY by deed recorded in Book 29 of Deeds at page 98, Elko County, Nevada, records.

FURTHER EXCEPTING therefrom that parcel, along with all abutters rights, including access rights, conveyed by ALLEN T. GRIFFIN, et al, to STATE OF NEVADA recorded in Book 69 of Official Records at page 527, Elko County, Nevada, records.

FURTHER EXCEPTING therefrom that portion of the SE $\frac{1}{4}$ SE $\frac{1}{4}$  of said Section 20 along with all abutters rights, including access rights, conveyed by ALLEN T. GRIFFIN, recorded in Book 69 of Official Records, page 530, Elko County, Nevada.

TOWNSHIP 33 NORTH, RANGE 53 EAST, M.D.B.&M. (cont)Section 28: N $\frac{1}{2}$ NW $\frac{1}{4}$ 

EXCEPTING therefrom a strip of land 400 feet in width conveyed by THOMAS GRIFFIN, et ux, to CENTRAL PACIFIC RAILWAY COMPANY recorded in Book 27 of Deeds at page 365, Elko County, Nevada, records.

FURTHER EXCEPTING therefrom a strip of land 200 feet in width conveyed by THOMAS GRIFFIN, et ux, to WESTERN PACIFIC RAILWAY COMPANY recorded in Book 29 of Deeds at page 98, Elko County, Nevada, records.

FURTHER EXCEPTING therefrom all that portion lying northeasterly of the Northerly boundary line of the CENTRAL PACIFIC RAILWAY COMPANY as conveyed by THOMAS GRIFFIN, et ux, to THE PACIFIC FRUIT EXPRESS COMPANY recorded in Book 31 of Deeds at page 615, Elko County, Nevada, records.

## Section 29: All

EXCEPTING therefrom a strip of land 400 feet in width as reserved in Deed executed by CENTRAL PACIFIC RAILWAY COMPANY to THOMAS GRIFFIN, recorded in Book 38 of Deeds at page 7, Elko County, Nevada, records.

FURTHER EXCEPTING therefrom that strip of land lying in the N $\frac{1}{2}$  of Section 29 conveyed by CENTRAL PACIFIC RAILWAY COMPANY to WESTERN PACIFIC RAILWAY COMPANY recorded in Book 31 of Deeds at page 71, Elko County, Nevada, records.

Section 30: Lot 2 (SW $\frac{1}{4}$ NW $\frac{1}{4}$ ); Lot 3 (NW $\frac{1}{4}$ SW $\frac{1}{4}$ ); SE $\frac{1}{4}$ NW $\frac{1}{4}$ ;  
SW $\frac{1}{4}$ NE $\frac{1}{4}$ ; N $\frac{1}{2}$ SE $\frac{1}{4}$ ; NE $\frac{1}{4}$ SW $\frac{1}{4}$

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TOGETHER WITH all improvements situate thereon.

TOGETHER WITH all water, water rights, rights to the use of water, dams, ditches, canals, pipe lines, 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 used or enjoyed in connection with the use of any of said lands, and 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, owned by First Parties or used or enjoyed in connection with any of said property.

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.

RESERVING unto First Parties an undivided one-half interest in and to all of their right, title and interest in and to all coal, oil, gas and other minerals of every kind and nature whatsoever existing upon, beneath the surface of, or within said lands, including the right to the use of so much of the surface of, or within said lands, as may be required in prospecting for, in locating, developing, producing and transporting said coal, oil, gas or minerals and any of their by-products.

TO HAVE AND TO HOLD the said premises, together with the appurtenances, unto the said Second Parties, as joint tenants and not as tenants in common, and to the survivor forever.

IN WITNESS WHEREOF, the said First Parties have hereunto set their hands as of the day and year first hereinabove written.

/s/ ALLENT. GRIFFIN  
ALLEN T. GRIFFIN

/s/ MARGUERITE McBRIDE  
MARGUERITE McBRIDE

/s/ DOROTHY GRIFFIN  
DOROTHY GRIFFIN

/s/ MURRAY A. McBRIDE  
MURRAY A. McBRIDE

/s/ ROWENNA WALKER  
ROWENNA WALKER

/s/ RUTH GRIFFIN  
RUTH GRIFFIN also known as  
RUTH D. GRIFFIN

/s/ JOHN H. WALKER  
JOHN H. WALKER

STATE OF NEVADA, }  
COUNTY OF ELKO. } SS.

On this 28th day of April, 1969, personally appeared before me, a Notary Public, ALLEN T. GRIFFIN and DOROTHY GRIFFIN, his wife; ROWENNA WALKER and JOHN H. WALKER, her husband; and MARGUERITE McBRIDE and MURRAY A. McBRIDE, her husband, who acknowledged that they executed the above instrument.

/s/ ORVILLE R. WILSON  
NOTARY PUBLIC.  
(SEAL)

STATE OF NEVADA, }  
COUNTY OF ELKO. } SS.

On this 28th day of April, 1969, personally appeared before me, a Notary Public, RUTH GRIFFIN, who acknowledged that she executed the above instrument.

/s/ LEO J. PUCCINELLI  
NOTARY PUBLIC.

STATE OF NEVADA, }  
COUNTY OF ELKO. } SS.

I, ESTHER N. SKELTON County Recorder in and for Elko County, do hereby certify that I have compared the foregoing with the original record thereof as the same appears in my office under File Number 42771 and recorded in Volume 109 of Official Records Page 68 and that the foregoing document is a full, true and correct transcript, therefrom, and of the whole of such original record.

WITNESS my hand and official seal hereunto set this 29th day of April A.D. 1969.



Esther N. Skelton  
County Recorder

By \_\_\_\_\_ Deputy Recorder

*File No. 42771*  
FILED FOR RECORD  
AT REQUEST OF  
*Nevada Title Guaranty Co.*  
APR 29 1 23 PM '69  
RECORDED BOOK 109 PAGE 68  
ESTHER N. SKELTON  
ELKO COUNTY RECORDER

*Fee \$9.00*

RECORDED AT THE REQUEST OF Nevada Title Guaranty Co.  
ON April 29 1969 26 P. M. in  
Book 28 of OFFICIAL RECORDS 537-544 RECORDS OF  
ELKO COUNTY, NEVADA. 49099 Recorder.  
File No. 49099 Fee \$ 10.00