

53010

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made and entered into as of the 7th day of June, 1970, by and between JERRY LEE ANDERSON and ARLENE ANDERSON, his wife, of the County of Eureka, State of Nevada, First Parties, and EDWARD B. ANDERSON, an unmarried man, of the County of Eureka, State of Nevada, Second Party,

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

Township 20 North, Range 53 East, MDB&M.

Section 17: N $\frac{1}{2}$ W $\frac{1}{2}$

TOGETHER WITH all water rights and rights to the use of water used or enjoyed in connection with said lands.

TOGETHER WITH all improvements situate thereon.

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.

SUBJECT to a 15 foot easement immediately adjoining the northern boundary of the S $\frac{1}{4}$ W $\frac{1}{2}$ of Section 17, Township 20 North, Range 53 East, MDB&M, and extending across the entire width of the said S $\frac{1}{4}$ W $\frac{1}{2}$ of Section 17. Said easement being for the purpose of a canal or ditch to carry waters through the entire length of said easement for the purpose of irrigating the said S $\frac{1}{4}$ W $\frac{1}{2}$ of Section 17, with full right to enter upon said easement and construct and maintain the canal and ditch and any and all appurtenances required to establish and maintain an irrigation system.

appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

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.

Jerry Lee Anderson
JERRY LEE ANDERSON

Arlene Anderson
ARLENE ANDERSON

Edward B. Anderson
EDWARD B. ANDERSON

STATE OF NEVADA,
COUNTY OF Eureka } SS.

On June 7th, 1970, personally appeared before me, a Notary Public, JERRY LEE ANDERSON and ARLENE ANDERSON, his wife, who acknowledged that they executed the above instrument.

Lillian M. Leutzinger
NOTARY PUBLIC

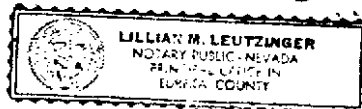
STATE OF NEVADA,
COUNTY OF Eureka } SS.

On June 7th, 1970, personally appeared before me, a Notary Public, EDWARD B. ANDERSON, who acknowledged that he executed the above instrument.

RECORDED AT THE REQUEST OF Edward B. Anderson
August 20 1970 of 45 min. past 1 P. M. in
Book 36 of OFFICIAL RECORDS, page 244-245, RECORDS OF
EUREKA COUNTY, NEVADA. Lillian M. Leutzinger Recorder.
File No. 53010 4.00

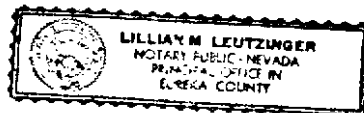
Address of Grantee:
Edward B. Anderson
Crescent Valley, Nevada

WILSON AND WILSON
Attorneys at Law
Elko, Nevada



My Commission Expires April 30, 1971

Lillian M. Leutzinger
NOTARY PUBLIC



My Commission Expires April 30, 1971