

50738

BPPD
RFTT 32-75
 (BY CORPORATION)

I.C. #5926

THIS INDENTURE, made and entered into this 6th day of March, 1970, by and between NEVADA TITLE GUARANTY COMPANY, a Nevada corporation, party of the first part, and MATTIE I. WEST, a widow, whose address is c/o Barrett, Wagner and Dietrich, Attorneys at Law, Suite 1111, Del Webb's Fresno Center, Fresno, California 93721, party of the second part,

WITNESSETH:

That the said party of the first part, in consideration of the sum of **TEN DOLLARS (\$10.00)**, lawful money of the United States of America, is it in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, does by these presents grant, bargain and sell unto the said party of the second part, and to her heirs and assigns forever, all that certain real property situate in the County of Lander, State of Nevada, that is described as follows:

TOWNSHIP 31 NORTH, RANGE 45 EAST, N.D.B.S.W.Section 5: $\frac{2}{3}$ of SW1

RESERVING, THEREFROM, an easement of 30' along all boundaries for ingress and egress, with power to dedicate, and, except any and all oil rights, including the right of entry for exploration and production of oil or other hydrocarbons.

RESERVING, THEREFROM, a right of way, with right of entry upon, over, under, along, across, and through the said land for the purposes of erecting, constructing, operating, repairing and maintaining pole lines with cross arms for the transmission of electrical energy, and for telephone line, and/or for laying, repairing, operating and renewing any pipe line or lines for water, gas or sewerage, and any conduits for electric or telephone wires, and reserving the sole right to convey the rights hereby reserved.

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

TO HAVE AND TO HOLD the said premises, together with the appurtenances, unto the said party of the second part, and to her heirs and assigns forever.

IN WITNESS WHEREOF, the party of the first part has caused this conveyance to be executed the day and year first above written.

NEVADA TITLE GUARANTY COMPANY

By W. L. Thomas
 W. L. Thomas
 Vice President

STATE OF: Nevada)
 COUNTY OF: Washoe)

SEAL
Affixed

On this 6th day of March 1970, personally appeared before me, a Notary Public, known to me to be the Vice-President of the corporation that executed the foregoing instrument, and upon oath did depose that he is the officer of said corporation as above designated; that he is acquainted with the seal of said corporation and that the seal affixed to said instrument is the seal of said corporation; that the signature to said instrument is made by the officer of said corporation is indicated after said signature; and that the said corporation executed this said instrument freely and voluntarily and for the uses and purposes herein 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.

Filed for Record at Office of Nevada Title
 Guaranty Company
 January 13, 1971 - 52
 Record Date: 10 o'clock A.M.
 Filing Fee: \$7.00 - of Official Records.
 Form 526 - Nevada
 MARY A. CLARK
 County Clerk
 January 13, 1971
 County Clerk's Seal
 File No. 181374P
 Fee \$3.00

