

R.P.T.I. 92.20

Deed (BY CORPORATION)

I.C. 6246 16711-DK

THIS INDENTURE, made and entered into this 25th day of January, 1971, by and between FIRST AMERICAN TITLE COMPANY OF NEVADA, formerly NEVADA TITLE GUARANTY COMPANY, a Nevada corporation, party of the first part, and DONALD F. ROUSE and BELORIS ROUSE, husband and wife, as joint tenants, whose address is P. O. Box 649, Crescent Valley, Nevada 89821, 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, to it in hand paid by the said parties of the second part, the receipt whereof is hereby acknowledged, does by these presents grant, bargain and sell unto the said parties of the second part and to the survivor of them, and to the heirs and assigns of such survivor forever, all that certain real property situate in the County of Eureka, State of Nevada, that is described as follows:

TOWNSHIP 30 NORTH, RANGE 48 EAST, M.D. B. & N.

Section 33: W 1/2 SE 1/4 EXCEPTING THEREFROM all petroleum, oil, natural gas and products derived therefrom, reserved by SOUTHERN PACIFIC LAND COMPANY by deed recorded September 24, 1951 in Book 24 of Deeds, page 168, Eureka County, Nevada, records. 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 carbohydrates.

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 thereunto belonging or 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 parties of the second part, and to the survivor of them, and to the heirs and assigns of such survivor forever.

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

FIRST AMERICAN TITLE COMPANY OF NEVADA, formerly NEVADA TITLE GUARANTY COMPANY, By W. L. Thomas, Vice President

STATE OF Nevada)
COUNTY OF Washoe) ss

On this 25th day of January, 1971, personally appeared before me, a Notary Public in and for the County of Washoe, W. L. Thomas 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 was made by the officer of said corporation as indicated after said signature; and that the said corporation executed the said instrument 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.

Filed for Record at Request of First American Title Company of Nevada on February 6, 1971 or 32 pages paid \$ 8.00 of which \$ 38.00 recorded in Book 38 of Official Records, Page 535 Eureka County, Nevada. M. A. Clark Notary Public. 54235 Fee 3.00

Mary A. Clark NOTARY PUBLIC MARY A. CLARK Washoe County Notary Public - State of Nevada My Commission Expires Dec 31, 1971