

54626

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made and entered into as of the
5TH day of MARCH, 1971, by and between WILLA-
METTA K. DAY, formerly of Beverly Hills, California, whose
address is now Beowawe, Eureka County, Nevada, first party,
and WILLAMETTA K. DAY, TRUSTEE, whose address is Beowawe,
Eureka County, Nevada, second party,

W I T N E S S E T H:

That the said first party, for good and valuable
consideration, the receipt whereof is hereby acknowledged,
does by these presents, grant, bargain, sell, and convey un-
to the said second party, and to her successors and assigns,
all that certain real property situate, lying and being in
the County of Eureka, State of Nevada, particularly descri-
bed as follows, to-wit:

PARCEL #1:

A parcel of land located in Sections 32 and 33,
T. 32 N, R 49 E, M.D.B. & M., in Eureka County,
Nevada, being more particularly described as
follows: Beginning at Corner #1, a point in
said Section 32 which bears S 37° 15' 50" W,
9642.52 feet from the NE corner of Section 28,
T. 32 N, R 49 E, MDM, (and which said Point of
Beginning also bears S 59° 00' E 151.35 feet
from Corner #1 of Parcel #2 hereinafter descri-
bed), thence N 47° 34' E 669.25 feet to Corner
#2, thence N 19° 49' E 259.50 feet to Corner
#3, thence N 40° 15' W 799.25 feet to Corner
#4, thence S 49° 45' W 893.64 feet to Corner
#5, thence S 40° 15' E 954.22 feet to Corner
#1, the Point of Beginning containing 16.947
acres more or less.

PARCEL #2:

A parcel of land located in Section 32, T 32 N,
R 49 E, MDM, in Eureka County, Nevada, being
more particularly described as follows: Begin-
ning at Corner #1, a point in said Section 32

which bears S 36° 54' 51" W, 9500.63 feet from the NE corner of Section 28, T 32 N, R 49 E, MDM (and which said Point of Beginning also bears N 59° 00' E 151.35 feet from Corner #1 of Parcel #1 herebefore described), thence S 47° 35' W 203.20 feet to Corner #2, thence S 40° 21' W 852.30 feet to Corner #3, a point in the northerly Right-of-way line of Nevada State Highway #21, thence N 77° 39' 41" E along said Right-of-way 926.31 feet to Corner #4, thence N 19° 02' W 622.70 feet to Corner #1, the Point of Beginning, containing 6.826 acres more or less.

PARCEL #3:

A parcel of land located in Section 32, T 32N, R 49 E, M.D.B. & M., in Eureka County, Nevada, being more particularly described as follows: Beginning at Corner #1, a point in said Section 32 which bears S 36° 50' 49" W 9447.77 feet from the NE corner of Section 28, T 32 N, R 49 E, M.D. B. & M., (and which said Point of Beginning also bears N 47° 35' E 55.00 feet from the most northerly corner of Parcel #2, herebefore described), thence N 51° 48' 36" E 260.00 feet to Corner #2, thence S 38° 11' 24" E 150.00 feet to Corner #3, thence S 51° 48' 36" W 312.11 feet to Corner #4, thence N 19° 02' 00" W 158.79 feet to Corner #1, the Point of Beginning, containing 0.985 acres more or less.

PARCEL #4:

A parcel of land located in Sections 32 and 33, T 32 N, R 49 E, MDM, in Eureka County, Nevada, being more particularly described as follows: Beginning at Corner #1 from which the NE corner of Section 28, T 32 N, R 49 E, MDM, bears N 33° 45' 35" E 9388.84 feet, thence N 53° 17' 10" E 851.00 feet to Corner #2, thence S 36° 42' 50" E 292.92 feet to Corner #3, which lies on the northerly Right-of-way of Nevada State Highway #21, thence from a tangent bearing S 44° 29' 06" W on a curve to the right with a radius of 2425.00 feet through an angle of 21° 49' 16", a distance of 923.57 feet along the northerly Right-of-way of said Highway #21 to Corner #4, which bears N 71° 05' 30" E 402.50 feet from Corner #4 of Parcel #2 herebefore described, thence N 22° 20' 42" W 267.50 feet to Corner #1, the Point of Beginning, containing 6.233 acres more or less.

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

TOGETHER with all water rights, excluding all water rights decreed to Humboldt Land & Cattle Co. in the Bartlett Decree of Civil Action No. 2804 in the Sixth Judicial Dis-

strict 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, which decreed water rights are more particularly described in a deed dated August 5, 1968, by and between Willametta K. Day, first party, and Day Cattle Co., second party, and recorded on June 9, 1969, as Instrument No. 49337 in Book 29 at pages 223 to 233, Official Records, Eureka County, Nevada.

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; and together with all stockwatering rights used or enjoyed in connection with the use of any of said lands, including those on the public domain.

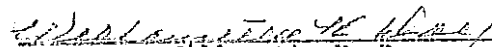
TOGETHER with all range rights and grazing rights, and in particular, but without limitation thereto, all rights to graze livestock on the public domain under what is known as the Taylor Grazing Act, used or enjoyed in connection with any of said property or premises.

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

It is the intention of the first party to convey to second party all of the real property retained by first party under said August 5, 1968 deed to Day Cattle Co. hereinabove referred to.


TO HAVE AND TO HOLD said premises, together with the appurtenances unto the said second party, her successors and assigns, forever.

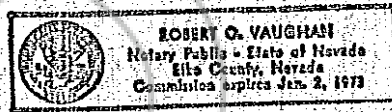
IN WITNESS WHEREOF, the first party has hereunto set her hand and seal.


Willametta K. Day

STATE OF NEVADA)
) SS.
COUNTY OF ELKO)

On this 5TH day of MARCH, 1971, personally appeared before me, a Notary Public, WILLAMETTA K. DAY, who acknowledged that she executed the foregoing instrument.


NOTARY PUBLIC



RECORDED AT THE REQUEST OF Robert O. Vaughan
on July 8, 1971, at 51 mins. past 10 A. M. in
Book 39 of OFFICIAL RECORDS, page 464-467 RECORDS OF
EUREKA COUNTY, NEVADA, Allie A. McLean Recorder.
File No. 54626 Fee \$ 6.00

4.

BOOK 39 PAGE 467