

56824

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made and entered into this 21st day of April, 1972, by and between MAGNUSON RANCH, a copartnership, party of the first part, and JOHN C. CARPENTER, JR. and ROSEANN S. CARPENTER, his wife, whose address is 1091 Dotta Drive, Elko, Nevada, parties of the second part,

W I T N E S S E T H:

That the first party, for and 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 second parties, and other good and valuable consideration, the receipt whereof is hereby acknowledged, does by these presents, grant, bargain, sell and convey unto the said second parties, as community property, and to the heirs and assigns of them, forever, all those certain lots, pieces and parcels of land, situate, lying and being in Elko County, Nevada, and more particularly described as follows, to-wit:

PARCEL 1 - NORTH FORK LANDS

TOWNSHIP 35 NORTH, RANGE 55 EAST, M.D.B.&M.

Section 1: N $\frac{1}{2}$ ; SE $\frac{1}{2}$ ; E $\frac{1}{2}$  of SW $\frac{1}{2}$

TOWNSHIP 35 NORTH, RANGE 56 EAST, M.D.B.&M.

Section 5: All

Section 7: N $\frac{1}{2}$ ; NE $\frac{1}{2}$  of SW $\frac{1}{2}$ ; N $\frac{1}{2}$  of SE $\frac{1}{2}$

TOWNSHIP 36 NORTH, RANGE 54 EAST, M.D.B.&M.

Section 11: All that portion lying east of the easterly right of way line of the Elko-Mt. City Highway

Section 23: All that portion lying east of the easterly right of way line of the Elko-Mt. City Highway

Section 26: NE $\frac{1}{4}$ ; E $\frac{1}{2}$ NW $\frac{1}{4}$

Section 35: All that portion lying east of the easterly right of way line of the Elko-Mt. City Highway.

TOWNSHIP 36 NORTH, RANGE 55 EAST, M.D.B.&M.

- Section 1: All
- Section 3: All
- Section 5: All
- Section 7: All
- Section 9: All
- Section 11: All
- Section 13: all
- Section 15: All
- Section 17: All
- Section 19: All

Documentary Transfer Tax None  
 Computed on full value of property conveyed, or  
 Computed on full value less liens and encumbrances  
 existing at the time of transfer.  
 Under penalty of perjury, I, John C. Carpenter, Jr.  
 Signatory of Decedent or agent certifying  
 as true name

VAUGHAN, HULL & MARFISI  
ATTORNEYS AND COUNSELORS  
530 IDAHO STREET  
ELKO, NEVADA 89801

Section 21: All  
Section 23: All  
Section 25: All  
Section 27: All  
Section 29: All  
Section 35: All

TOWNSHIP 36 NORTH, RANGE 56 EAST, M.D.B.&M.

Section 7: All  
Section 15: All  
Section 17: All  
Section 18: Lots 1 and 2 (W $\frac{1}{2}$ NW $\frac{1}{2}$ ); Lot 3 (NW $\frac{1}{2}$ SW $\frac{1}{2}$ );  
NE $\frac{1}{2}$ SW $\frac{1}{2}$ ; SW $\frac{1}{2}$ SE $\frac{1}{2}$   
Section 19: All  
Section 30: Lot 1 (NW $\frac{1}{2}$ NW $\frac{1}{2}$ );

TOWNSHIP 37 NORTH, RANGE 54 EAST, M.D.B.&M.

Section 23: All that portion lying east of the easterly right of way line of the Elko-Mountain City Highway EXCEPT a parcel conveyed to E. L. CORD described as follows:

A parcel of land located in the N $\frac{1}{2}$  of Section 23 and more particularly described as follows:

Beginning at the Northeast corner of Section 23 as shown on the Record of Survey A Portion of the Dinner Station Ranch, located in Section 13, 14, 23 and 24, Township 37 North, Range 54 East, and section 18 and 19, Township 37 North, Range 55 East, M.D.B.&M., Elko County, Nevada, as filed for record with the County Recorder of Elko County, Nevada. Thence: Southerly along the east line of said Section 23, 1470 feet, more or less, to the intersection with an existing fence;  
Thence: North 80°03' W, 86 feet, more or less, along said existing fence to an angle point thereon;

Thence: North 79°03' W, 2574.2 feet, more or less, along said existing fence and projected to the intersection with the easterly right of way line of Nevada State Highway Route No. 11;

Thence: North 10°07' West, 970 feet, more or less, along the easterly right of way line of said highway to the intersection of the north line of Section 23;

Thence: Easterly along the north line of said Section 23, 2790 feet more or less to the true point of beginning. Said parcel containing 74.7 acres, more or less.

(NOTE: Also described as: All that portion lying east of the easterly right of way line of the Elko to Mountain City Highway, and South of the existing fence.)

Section 35: All that portion lying east of the easterly right of way line of the Elko to Mountain City Highway.

TOWNSHIP 37 NORTH, RANGE 55 EAST, M.D.B.&M.

Section 7: All  
Section 17: All  
Section 19: All, EXCEPT a parcel of land located in the SW $\frac{1}{2}$ SW $\frac{1}{2}$  of Section 18 and the NW $\frac{1}{2}$ NW $\frac{1}{2}$  of Section 19 and more particularly described as follows:

Beginning at the section corners common to Section 13, 24, 18, and 19, Township 37 North, Range 54 East, and Township

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37 North, Range 55 East, M.D.B. & M.  
 Thence North 0°02' East along the line common to said Sections 13 and 18 to its intersection with an existing fence line;  
 Thence: South 67°19'46" East, a distance of 1465 feet along said fence line;  
 Thence: South 15°13' West, a distance of 331.7 feet;  
 Thence: South 46°55' West a distance of 1852.49 feet to the intersection of the fence line with the north-south section line between Sections 24 and 19.  
 Township 37 North, Range 54 East, and Township 37 North, Range 55 East, M.D.B. & M.  
 Thence North 0°02' East along said section line between Sections 24 and 19 to the true point of beginning. Said parcel containing 9.2 acres, more or less, in Section 18 and 26.4 acres, more or less, in Section 19.

Section 21: All, EXCEPT a parcel conveyed to JOE ECHEGARAY by Deed recorded in Book 12, Page 452, Official Records, Elko County, Nevada, records, which parcel is described as follows:

Beginning at the northeast corner of Section 21: thence south a distance of 4019.00 feet; thence north 52°30' west, along a proposed fence, a distance of 6666.00 feet to the northwest corner of Section 21;  
 Thence east a distance of 5280.00 feet to the point of beginning.  
 Containing 243.59 acres, more or less.

Section 29: N½; SE½; NE½SW¼  
 Section 30: SW¼NE½  
 Section 31: All

PARCEL II - SOUTH FORK LANDS

TOWNSHIP 33 NORTH, RANGE 55 EAST, M.D.B. & M.

Section 19: N½  
 Section 31: S½ and S½ of N½  
 Section 33: E½; E½ of W½ and NW¼ of NW¼  
 Section 29: E½ of W½; SE½

TOWNSHIP 32 NORTH, RANGE 55 EAST, M.D.B. & M.

Section 5: All of the W½ north of the center of the channel of the South Fork of the Humboldt River.

PARCEL IIX - SMITH RANCH

TOWNSHIP 30 NORTH, RANGE 56 EAST, M.D.B. & M.

Section 1: Lots 1, 2 and 3 S½NE½; SE½NW½; S½

TOWNSHIP 30 NORTH, RANGE 57 EAST, M.D.B. & M.

Section 5: Lot 4  
 Section 6: Lots 1, 2, 3, 4, 5, 6, and 7, SE½NW½; E½SW¼  
 Section 7: Lot 1, NE½NW¼

TOWNSHIP 31 NORTH, RANGE 56 EAST, M.D.B. & M.

Section 36: N½NE½; E½SE½

TOWNSHIP 31 NORTH, RANGE 57 EAST, M.D.B.&M.

Section 31: All  
Section 32:  $W\frac{1}{2}$ ;  $SW\frac{1}{4}NE\frac{1}{4}$ ;  $W\frac{1}{2}SE\frac{1}{4}$

PARCEL VI - CONLEY

TOWNSHIP 31 NORTH, RANGE 57 EAST, M.D.B.&M.

Section 27:  $W\frac{1}{2}$  of  $SW\frac{1}{4}$ ; Lots 3 and 4  $W\frac{1}{2}SE\frac{1}{4}SW\frac{1}{4}$ ;  $W\frac{1}{2}E\frac{1}{4}SE\frac{1}{4}SW\frac{1}{4}$   
Section 28:  $S\frac{1}{2}$ ;  $S\frac{1}{2}$  of  $NW\frac{1}{4}$   
Section 29:  $E\frac{1}{2}$   
Section 32:  $E\frac{1}{2}$  of the  $E\frac{1}{2}$   
Section 33:  $W\frac{1}{2}$ ;  $NW\frac{1}{4}$  of  $NE\frac{1}{4}$   
Section 34: Lot 5,  $NW\frac{1}{4}NE\frac{1}{4}NW\frac{1}{4}$ ;  $W\frac{1}{2}NE\frac{1}{4}NE\frac{1}{4}NW\frac{1}{4}$

TOWNSHIP 30 NORTH, RANGE 57 EAST, M.D.B.&M.

Section 5:  $NE\frac{1}{4}$ ;  $N\frac{1}{2}$  of  $SE\frac{1}{4}$ ;  $SW\frac{1}{4}$  of  $SE\frac{1}{4}$ ;  $SW\frac{1}{4}$   $S\frac{1}{2}$  of  $NW\frac{1}{4}$ ;  $NE\frac{1}{4}$  of  $NW\frac{1}{4}$   
Section 6:  $SE\frac{1}{4}$ ;  $S\frac{1}{2}$  of  $NE\frac{1}{4}$   
Section 7:  $N\frac{1}{2}$  OF  $NE\frac{1}{4}$   
Section 8:  $N\frac{1}{2}$  of  $NW\frac{1}{4}$   
Section 4:  $NW\frac{1}{4}$  of  $SE\frac{1}{4}$   
Section 8:  $W\frac{1}{2}$  of  $SE\frac{1}{4}$   
Section 9:  $NW\frac{1}{4}$  of  $NW\frac{1}{4}$ ;  $SE\frac{1}{4}$  of  $NW\frac{1}{4}$ ;  $NW\frac{1}{4}$  of  $SW\frac{1}{4}$ ;  $NE\frac{1}{4}$  of  $NE\frac{1}{4}$   
Section 10:  $SW\frac{1}{4}$  of  $NW\frac{1}{4}$

PARCEL V - GUND

TOWNSHIP 31 NORTH, RANGE 57 EAST, M.D.B.&M.

Section 10:  $SW\frac{1}{4}$   
Section 15: Lots 1, 2, 3, and 4;  $W\frac{1}{2}$  of  $NE\frac{1}{4}$ ;  $E\frac{1}{2}$  of  $NW\frac{1}{4}$ ;  $E\frac{1}{2}$  of  $SW\frac{1}{4}$ ;  $NE\frac{1}{4}NE\frac{1}{4}$ : Except for a certain tract of land containing approximately 15 acres, more or less, in the SE corner of the  $SW\frac{1}{4}$  of the  $NE\frac{1}{4}$  of Section 15, as deeded December 5, 1930 from CHARLES B. KLECKNER to H.B. BOLTON and J.L. HYLTON recorded in Book 45, Page 605, of Deeds, Elko County Recorder's Office, Elko, Nevada.

TOWNSHIP 31 NORTH, RANGE 57 EAST, M.D.B.&M.

Section 3: Lots 1, 5, 6, and 7  
Section 10:  $W\frac{1}{2}$  of the  $E\frac{1}{2}$  and Lots 1 and 4.

PARCEL VI - MERKLEY & ACHURRA

TOWNSHIP 28 NORTH, RANGE 56 EAST, M.D.B.&M.

Section 30:  $S\frac{1}{2}SE\frac{1}{4}$   
Section 31:  $NW\frac{1}{4}SE\frac{1}{4}$   
Section 32:  $NW\frac{1}{4}NW\frac{1}{4}$

PARCEL VII - MISCELLANEOUS

TOWNSHIP 28 NORTH, RANGE 54 EAST, M.D.B.&M.

Section 16:  $NW\frac{1}{4}$ ;  $W\frac{1}{2}NE\frac{1}{4}$

TOWNSHIP 33 NORTH, RANGE 54 EAST, M.D.B.&M.

Section 21: All

PARCEL VIII - GOYENECHÉ  
CASS HOUSE, STEFFENSEN AND OTHER LANDS

Coyeneche:

TOWNSHIP 27 NORTH, RANGE 56 EAST, M.D.B.&M.

Section 11: N $\frac{1}{2}$ SW $\frac{1}{4}$ ; SE $\frac{1}{4}$ SW $\frac{1}{4}$ ; NW $\frac{1}{4}$ SE $\frac{1}{4}$ ; S $\frac{1}{2}$ SE $\frac{1}{4}$   
Section 12: S $\frac{1}{2}$ SW $\frac{1}{4}$

Cass House:

TOWNSHIP 27 NORTH, RANGE 56 EAST, M.D.B.&M.

Section 14: N $\frac{1}{2}$  of the SW $\frac{1}{4}$ ; N $\frac{1}{2}$  of the SE $\frac{1}{4}$   
Section 15: NE $\frac{1}{4}$  of SE $\frac{1}{4}$  (Lot 3)

Magnuson - Steffensen Lands

TOWNSHIP 36 NORTH, RANGE 56 EAST, M.D.B.&M.

Section 6: S $\frac{1}{2}$ NE $\frac{1}{4}$   
Section 10: SW $\frac{1}{4}$ SW $\frac{1}{4}$   
Section 18: NW $\frac{1}{4}$ SE $\frac{1}{4}$   
Section 20: SW $\frac{1}{4}$ SW $\frac{1}{4}$   
Section 30: NE $\frac{1}{4}$ NW $\frac{1}{4}$

TOWNSHIP 37 NORTH, RANGE 55 EAST, M.D.B.&M.

Section 30: NE $\frac{1}{4}$ SE $\frac{1}{4}$   
Section 32: NW $\frac{1}{4}$ NE $\frac{1}{4}$ ; SE $\frac{1}{4}$ NE $\frac{1}{4}$

Together with all other real property in the County of Elko, State of Nevada, not specifically deeded to ANDREW J. MAGNUSON by companion deed hereto dated April 21, 1972, in which the first party has any right, title, interest or estate.

PARCEL IX - LANDER COUNTY

TOWNSHIP 16 NORTH, RANGE 40 EAST, M.D.B.&M.

Section 23: NE $\frac{1}{4}$ NE $\frac{1}{4}$   
Section 25: SW $\frac{1}{4}$ NE $\frac{1}{4}$

TOWNSHIP 19 NORTH, RANGE 41 EAST, M.D.B.&M.

Section 16: SW $\frac{1}{4}$  of SW $\frac{1}{4}$

TOWNSHIP 20 NORTH, RANGE 40 EAST, M.D.B.&M.

Section 14: SW $\frac{1}{4}$ NE $\frac{1}{4}$ ; SE $\frac{1}{4}$ NW $\frac{1}{4}$   
Section 15: E $\frac{1}{2}$ NW $\frac{1}{4}$ ; SW $\frac{1}{4}$ SE $\frac{1}{4}$   
Section 29: NW $\frac{1}{4}$ SW $\frac{1}{4}$   
Section 36: N $\frac{1}{2}$ NW $\frac{1}{4}$ ; SE $\frac{1}{4}$ NW $\frac{1}{4}$ ; Lot 1 of NW $\frac{1}{4}$

TOWNSHIP 21 NORTH, RANGE 40 EAST, M.D.B.&M.

Section 23: SW $\frac{1}{4}$ SE $\frac{1}{4}$ ; SE $\frac{1}{4}$ SW $\frac{1}{4}$   
Section 34: N $\frac{1}{2}$ SE $\frac{1}{4}$   
Section 35: SW $\frac{1}{4}$ SE $\frac{1}{4}$ ; E $\frac{1}{2}$ SW $\frac{1}{4}$ ; NW $\frac{1}{4}$ SW $\frac{1}{4}$

TOWNSHIP 20 NORTH, RANGE 41 EAST, M.D.B.&M.

Section 8: NE $\frac{1}{4}$ NW $\frac{1}{4}$

PARCEL X - EUREKA COUNTY

TOWNSHIP 30 NORTH, RANGE 49 EAST, M.D.B.&M.

Section 13: All  
Section 23: All  
Section 27: All

TOWNSHIP 30 NORTH, RANGE 50 EAST, M.D.B.&M.

Section 3: All  
Section 4: All  
Section 7: All  
Section 9: All  
Section 10: NW $\frac{1}{4}$ ; NW $\frac{1}{4}$ NE $\frac{1}{4}$ ; N $\frac{1}{2}$ SW $\frac{1}{4}$ ; SW $\frac{1}{4}$ SW $\frac{1}{4}$   
Section 16: NW $\frac{1}{4}$ ; NW $\frac{1}{4}$ NE $\frac{1}{4}$ ; N $\frac{1}{2}$ SW $\frac{1}{4}$ ; SW $\frac{1}{4}$ SW $\frac{1}{4}$   
Section 17: All  
Section 19: All

TOWNSHIP 31 NORTH, RANGE 50 EAST, M.D.B.&M.

Section 33: All  
Section 34: SW $\frac{1}{4}$ NW $\frac{1}{4}$ ; W $\frac{1}{2}$ SW $\frac{1}{4}$ ; SE $\frac{1}{4}$ SW $\frac{1}{4}$   
Section 19: All  
Section 29: All

Together with all buildings and improvements on the lands described above as Parcels I through X inclusive.

Together with all springs, wells and waters on said lands described as Parcels I through X inclusive and all water rights appurtenant to, decreed to, or used on such lands or any portion thereof, together with all dams, ditches, diversions, and easement relating to or used in connection with said water rights.

Together with all minerals, oil, gas, coal, and other materials, in, on or under the lands or any portion thereof, described above as Parcels I through X inclusive.

Together with all rights, privileges, permits and licenses to graze livestock upon the public lands and forest lands based upon, appertaining to or used in connection with any or all of the lands described as Parcels I through X inclusive.

Together with the tenements, hereditaments and appurtenances hereunto belonging or appertaining and the reversions and reversion, remainder and remainders, rents, issues and profits thereof as to Parcels I through X inclusive.

SUBJECT TO all existing easements, rights of way, reservations, covenants, restrictions and deeds of trust affecting said property or any portion thereof as of the date of this deed.

PARCEL XI - LEE SEEDING

An undivided two-thirds interest in and to the following lands in Elko County, Nevada.

TOWNSHIP 32 NORTH, RANGE 56 EAST, M.D.B.&M.

- Section 4: All
- Section 5: All, less 12.626 acres deeded to the Nevada Highway Department by deed recorded Book 59, Official Records, Page 464, Elko County Records.
- Section 8: All
- Section 9: All
- Section 16: All
- Section 17: All
- Section 18: E $\frac{1}{2}$

Together with an undivided two-thirds interest in and to all rights, title and interest of the first party in and to the minerals, coal, oil, gas in, on or under the said Lee Seeding or any portion thereof.

Together with an undivided two-thirds interest in and to all improvements, springs and waters on said lands or any portion thereof and in and to all water rights appurtenant to such lands or any portion thereof.

SUBJECT TO all existing easements, rights of way, reservations, covenants, restrictions, and deeds of trust affecting said property or any portion thereof as of the date of this deed.

TO HAVE AND TO HOLD the said premises, together with the appurtenances, unto the said second parties as community property and to their assigns and heirs forever.

IN WITNESS WHEREOF, the said first party has hereunto caused these presents to be executed.

MAGNUSON RANCH, a co-partnership

BY John C. Carpenter, Jr.  
JOHN C. CARPENTER, JR.

BY Andrew J. Magnuson  
ANDREW J. MAGNUSON

BY Roseann S. Carpenter  
ROSEANN S. CARPENTER

STATE OF NEVADA )  
                          ) SS.  
COUNTY OF ELKO )

On this 21st day of April, 1972, personally appeared before me, a Notary Public, JOHN C. CARPENTER, JR. and ROSEANN CARPENTER, who acknowledged that they executed the above instrument.

Jack E. Hull

STATE OF NEVADA )  
                          ) SS.  
COUNTY OF Elko )

NOTARY PUBLIC  
JACK E. HULL  
Notary Public - State of Nevada  
Elko County, Nevada  
My commission expires August 4, 1975

On this 21st day of April, 1972, personally appeared before me, a Notary Public, ANDREW J. MAGNUSON, who acknowledged that he executed the above instrument.

Jack E. Hull

RECORDED AT REQUEST OF

NOTARY PUBLIC

Vaughan, Hull & Marfisi  
July 5, 1972 AT 9:30 A.M.  
BOOK 109 OFFICIAL RECORDS PAGE 584  
OF LANDER COUNTY, NEVADA

JACK E. HULL  
Notary Public - State of Nevada  
Elko County, Nevada  
My commission expires August 4, 1976

FRES PAID 10.00

FILE NO. 71142  
SECURITY RECORDER

RECORDED AT THE REQUEST OF  
Vaughan, Hull & Marfisi  
on November 7, 1972  
of 32 min. post 10 A. M.  
in Book 44 of OFFICIAL  
RECORDS, page 75-82, RECORDS  
OF ELKO COUNTY, NEVADA  
Hull & Marfisi  
Recorder  
In No. 56824 Fee \$ 10.00

69336  
VAUGHAN, HULL & MARFISI  
ATTORNEYS AND COUNSELORS  
520 IDAHO STREET  
ELKO, NEVADA 89801

File No. 69336  
FILED FOR RECORD  
AT REQUEST OF  
Vaughan, Hull & Marfisi  
JUN 21 4 14 PM '72  
RECORDED BOOK 109 PAGE 151  
ESTHER M. SKILLION  
ELKO COUNTY RECORDER

INDEXED

Fee 410.00

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