

Trustee's Deed

This Deed, made the 12th day of October, 1913, between Judge JOHN F. SEXTON,
Judge of the Third District Court of the State of Nevada in and for the County of Eureka, and by virtue thereof
trustee of Eureka Town Site, the party of the first part, and _____
PHILIP R. BROWN and LINDA L. BROWN, his wife,

the parties of the second part,

Witnesseth:

Whereas, the said trustee, by virtue of the authority vested in him by the deed of trust hereinafter mentioned as trustee for the occupants of the Town Site of Eureka, and pursuant to the provisions of Section 2387 and 2389 of the Revised Statutes of the United States, and of an act of the Legislature of the State of Nevada entitled: "An Act prescribing rules and regulations for the execution of the trust arising under the Act of Congress entitled 'An Act for the relief of the inhabitants of cities and towns upon the public lands, approved March 2, 1867,' Approved February 20, 1869," did grant and convey unto said party of the second part, in accordance with the law hereinabove mentioned, a certain tract of land situate, lying and being in the Town Site of Eureka, County of Eureka, State of Nevada, and as the same is delineated upon the official plat of the survey of said Town Site, which is now on file in the Bureau of Land Management, Washington, D. C., all of which said lands was conveyed by the United States of America to the said W. R. Reynolds, in trust, by patent No. 1122995, bearing date December 1, 1947, and which is recorded in book 23 of deeds, at page 226, records of Eureka County, State of Nevada, and which said tract of land hereinafter described in a portion of the lands described in the Patent hereinabove described, and which said land is more particularly described as follows:

A portion of Lot 20 in Block 78 more particularly described:

Commencing at NE Corner of Block 78; thence S. 9° 09' E., along the East side line of said Block 78, 225.05 Ft. to a point, the point of beginning; thence continuing S. 9° 09' E., along the East side line, a distance of 25 Ft. to a point; thence S. 80° 51' W., 145.64 Ft. to the West side line of said Block 78; thence N. 9° 09' W., on the West side line of said Block 78, a distance of 25 Ft. to a point; thence N. 80° 51' E., a distance of 145.64 Ft. to a point on the East side line of said Block 78, the point of beginning.

NOW THEREFORE, in consideration of the sum of \$ 1.00 to me in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, the said Judge John F. Sexton, as said trustee, does by these presents grant and convey in fee simple, subject to the reservations hereinafter mentioned, unto the said party of the second part, his heirs and assigns, the tract of land hereinabove described.

TO HAVE AND TO HOLD the said tract of land with the appurtenances thereof, unto the said party of the second part, and to his heirs, successors, and assigns forever, subject to any vested and accrued water right for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws, and decisions of courts. And there is hereby reserved from the lands hereby granted a right-of-way thereon for ditches and canals constructed by the authority of the United States. Excepting and reserving, however, to the United States, pursuant to the provisions of an Act of August 1, 1946, (60 Stat. 755), all uranium, thorium, or any other material which is or may be determined to be peculiarly essential to the production of fissionable materials, whether or not of commercial value, together with the right of the United States through its authorized agents or representatives at any time to enter upon the land and prospect for, mine and remove the same.

IN WITNESS WHEREOF the said party of the first part, as such trustee, has hereunto set his hand the day and year first above written.

John F. Sexton
Trustee.

State of Nevada,
County of Eureka,

{ ss.

On this 12th day of October, 1973, personally appeared before me, JOAN SHANGLE, Clerk of the Third Judicial District Court of the State of Nevada in and for Eureka County, Judge JOHN F. SEXTON, known to me to be the trustee of the Eureka Town Site, and to be the person described in and who executed the foregoing instrument and who acknowledged to me that he executed the same freely and voluntarily as such trustee for the uses and purposes therein mentioned.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal in my office in Eureka, Nevada, the day and year in this certificate first above written.

Joan Shangle
Clerk of said Court.



RECORDED AT THE REQUEST OF Linda Brown
on Oct. 12, 1973, at 25 mins. past 2 P. M.
Book 46 of OFFICIAL RECORDS, page 356-357 RECORDS OF
EUREKA COUNTY, NEVADA William A. DePaolo Recorder
File No. 57763 Fee \$ 4.00

FILE NO. 57763

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