

WHEN RECORDED, MAIL TO:
Mr. and Mrs. V. M. Schroeffer
1025 Riverside Avenue, Space 45
Baldwin Park, California

PAID R.P.T.T. 2.20

Mills C. McPaul
County Recorder

58124

Deed

(BY CORPORATION)

Documentary Transfer Tax \$ 2.20
 Computed on full value of property conveyed; or
 Computed on full value less liens and encumbrances remaining thereon at time of transfer.
 Under penalty of perjury
Susan P. Gustafson
 Signature of declarant or agent representing

THIS INDENTURE, made and entered into this 11th day of December, 1973, by and between FIRST AMERICAN TITLE COMPANY OF NEVADA, formerly known as NEVADA TITLE GUARANTY COMPANY, a Nevada corporation, party of the first part, and V. M. SCHROEPPER and ESTHER T. SCHROEPPER, husband and wife as joint tenants with right of survivorship, whose address is 1025 Riverside Avenue, Space 45, Baldwin Park, California, parties of the second part, WITNESSETH:

That the said party of the first part, in consideration of the sum of TENDOLLARS (\$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:

Lots 13 and 14 in Block 31 of CRESCENT VALLEY RANCH & FARMS, UNIT NO. 1, as shown on the map thereof, filed in the office of the County Recorder of Eureka County, Nevada, on April 6, 1959.

EXCEPTING, 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 ten feet in width along all boundaries of lot with right of entry upon, over, under, along, across, and through said right of way for the purpose of erecting, constructing, operating, repairing and maintaining pole lines with cross arms for the transmission of electrical energy, and for telephone lines, 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 party 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 known as NEVADA TITLE GUARANTY COMPANY

By *Susan P. Gustafson*
SUSAN P. GUSTAFSON
Asst. Vice-President

STATE OF NEVADA)
) ss
COUNTY OF Washoe)

On this 11th day of December, 1973, personally appeared before me, a Notary Public in and for the County of Washoe, Susan P. Gustafson known to me to be the Asst. 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 December 14, 1973 at 40
 minutes past 2:00 o'clock P. M.
 Recorded in Book 47 of Official Records,
 Page 131 Eureka County, Nevada,
Mills C. McPaul
 COUNTY RECORDER DEPUTY
 File No. 58124 Fee \$ 3.00
 FILE NO. 58124

Patricia Chanslor
NOTARY PUBLIC

