

WHEN RECORDED, MAIL TO:
Mr. and Mrs. Leland V. Gardner
1297 Highland Road
Santa Ynez, California 93460

58177

Documentary Transfer Tax 12.10
☒ Computed on full value of property conveyed, or
☐ Computed on full value less liens and encumbrances
remaining thereon at time of transfer.

RPTT PAID \$12.10

John A. McRash
Eureka County Recorder

DEED
(BY CORPORATION)

Under penalty of perjury

Susan P. Gustafson
Signature of declarant or agent delivering

THIS INDENTURE, made and entered into this 20th 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 LELAND V. GARDNER
AND LOLA M. GARDNER, husband and wife as joint tenants with right of
survivorship, whose address is 1297 Highland Road, Santa Ynez, California,
93460, parties 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 his heirs and assigns forever, all that certain real property situate
in the County of EUREKA, State of Nevada, that is described as follows:

The East Half (E-1/2) of the Northwest Quarter (NW-1/4) of
Section 21, Township 29 North, Range 48 East, M.D.B. & M.

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 re-newing 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 known as NEVADA TITLE GUARANTY
COMPANY

By *Susan P. Gustafson*
SUSAN P. GUSTAFSON, Asst. Vice-Pres.

SEAL
Affixed

STATE OF NEVADA)
COUNTY OF Washoe) ss

On this 20th 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
that the signature to said instrument was made by the officer of said corporation
is indicated after said signature and that the said corporation executed the said instru-
ment 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.

PEARL A. WIGGINS
Notary Public — State of Nevada
Washoe County
My Commission Expires Nov. 14, 1976

Pearl A. Wiggins
NOTARY PUBLIC

BOOK 47 PAGE 182

RECORDED AT THE REQUEST OF
FIRST AMERICAN TITLE COMPANY OF NEVADA

JANUARY 7 19 74

at 04 mins. past 8 A. M.

in Book 47 of OFFICIAL

RECORDS, page 182-183 RECORDS

OF HENNA COUNTY, NEVADA

Miller & Watson

Recorded 58177 Fee 4.00

FILE NO. 58177

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