

58980

JOHN YTURBIDE, also known

as JUAN YTURBIDE and

JOSE ZELAYETA

to

JOHN HICKISON

THIS INDENTURE, Made this 16th day of October, A. D. 1931, between JOHN YTURBIDE, (also known as JUAN YTURBIDE) and JOSE ZELAYETA, of Lander County, State of Nevada, the parties of the first part and JOHN HICKISON, of the same place the party of the second part,

W I T N E S S E T H :

That the said parties of the first part, for and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars, lawful money of the United States of America, to them in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, do by these presents grant, bargain, sell, remise, release and quit-claim, unto the said party of the second part and to his heirs and assigns forever, all those certain lots, pieces or parcels of land situate, lying and being in the County of Lander, State of Nevada, and bounded and particularly described as follows, to-wit:

The E $\frac{1}{2}$ NW $\frac{1}{4}$; N $\frac{1}{2}$ NE $\frac{1}{4}$; Section 28, Township 21 N., R. 43 E., S $\frac{1}{2}$ SW $\frac{1}{4}$; S $\frac{1}{2}$ SE $\frac{1}{4}$, Sec. 8 T. 20 N., R. 44 E., SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Sec. 28, T. 21 N., R. 45 E., E $\frac{1}{2}$ SW $\frac{1}{4}$; SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Sec. 12, T. 19 N., R. 46 E., NW $\frac{1}{4}$ NE $\frac{1}{4}$ of Sec. 13, T. 19 N., R. 46 E., E $\frac{1}{2}$ NE $\frac{1}{4}$ Sec. 9, SE $\frac{1}{4}$ SW $\frac{1}{4}$; SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Sec. 18, T. 19 N., R. 47 E., SW $\frac{1}{4}$ SE $\frac{1}{4}$ Sec. 14; SE $\frac{1}{4}$ NW $\frac{1}{4}$ Sec. 16, SE $\frac{1}{4}$ NE $\frac{1}{4}$ Sec. 16, NE $\frac{1}{4}$ NW $\frac{1}{4}$; W $\frac{1}{2}$ E $\frac{1}{2}$ of Sec. 23 T. 20 N., R. 47 E., NE $\frac{1}{4}$ NE $\frac{1}{4}$ Sec. 30, T. 21 N., R. 48 E., NW $\frac{1}{4}$ SW $\frac{1}{4}$ Sec. 21, T. 22 N., R. 48 E., M. D. B. & M.

TOGETHER with all water, water rights, water applications, whether approved or not, water certificates, water rights, dams, ditches and reservoirs used in connection with said real property heretofore described and hereafter described; It being the intention of the said parties of the first part to convey by this instrument and they do hereby convey all their right title and interest in all water, water rights, water certificates, whether or not same are recorded, used in connection with, or appurtenant to or in any way used in connection with the lands hereby demised.

Also: SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Sec. 18, T. 19 N., and the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of Sec. 15, and SW $\frac{1}{4}$ NE $\frac{1}{4}$ of Sec. 16, T. 20 N., all in Range 47 E., NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Sec. 17 T. 22 N., R. 48 E., M. D. B. & M., Nevada, containing 160 acres, being the same lands described in Patent No. 1028631, issued June 24th, 1929 to William F. Dunn, recorded in Book 58 of Deeds, Page 18, records of Lander County, Nevada.

TOGETHER with all improvements, fences, etc., located upon said lands. It being the intention of the said parties of the first part to convey to said party of the second part, all their right, title and interest and they hereby do convey by this instrument the title and right that they have to the ranch known as the Ackerman property, Dry Creek property and the Tom Green Ranch situated in Lander County, State of Nevada, including all improvements thereon, any and all right that they have in the lands above described, it being the intention of the said John Yturbide (also known as Juan Yturbide) to convey and he does hereby convey by this instrument all his right, title and interest in the above described property, said interest being according to the Records of Lander County, Nevada, an undivided one-half interest in said property above described, and the said Jose Zelayeta conveys any right, title and interest that he might have acquired through a partnership agreement that has since this day dissolved, or through any other method of obtaining any title to said above described property. It being understood and agreed that the interest hereby conveyed to said party of the second part is an undivided one-half interest in and to all property above described.

TOGETHER with all and singular, the tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD, all and singular, the said premises, together with the appurtenances unto the said parties of the second part, and to his heirs and assigns forever.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seals the day and year first above written.

Jose Zelayeta (SEAL)

Juan Yturbide (SEAL)

STATE OF NEVADA,)
) ss.
COUNTY OF LANDER.)

On this 16th day of October, A. D. 1931, personally appeared before me, a Notary Public in and for the County and State aforesaid, JOHN YTURBIDE (also known as JUAN YTURBIDE) and JOSE ZELAYETA, known to me to be the same persons described in, whose names are subscribed to and who executed the foregoing instrument, who acknowledged to me, each for himself and not one for the other, that they executed the same 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 at my office in the County of Lander, the day and year in this Certificate first above written.

(SEAL)

Bert Acree

My Commission expires March 7th., 1932.

Notary Public.

Filed for record at the request of John Hickison, October 16th., 1931 at 3:35 P. M.

File No. 14374.

Bert Acree

County Recorder.

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STATE OF NEVADA,
COUNTY OF LANDER. } ss.

I, Ray P. Sillasen, COUNTY RECORDER in and for the County
of Lander, State of Nevada, do hereby CERTIFY that the foregoing and attached instrument is
a full, true and correct copy of document no. 14374

as the same appears of record in Book 58 of Deed
Page 339, Records of Lander County, Nevada.

IN WITNESS WHEREOF, I have hereunto set my hand and
affixed my official seal, at my office 2nd. day
of August A.D., 1974.

Ray P. Sillasen
County Recorder in and for the
County of Lander, State of Nevada.

By _____
Deputy Recorder.



REESE RIVER REVEILLE

RECORDED AT THE REQUEST OF Wilson & Wilson Ltd.
on Aug. 7 19 74 at 52 mins. past 10 A. M. in
Book 49 of OFFICIAL RECORDS, page 134-137 RECORDS OF
BUREKA COUNTY, NEVADA. Willis D. McLeod Recorder
File No. 58980 Fee \$ 6.00
FILE NO.: 58980

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