

Trustee's Deed

This Deed, made the _____ day of June, 1975, 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 JERRY SARGENT and LINDA SARGENT,
his wife, of the Town of Eureka, County of Eureka, State of Nevada,

the ~~party~~ ^{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 6, Block 72, described as:

Beginning at the NE Corner of Lot 6, Block 72, thence S.17°35'E., along the east end line of Lot 6, a distance of 55.55 Ft. to a point on the east side line of Lot 6, thence N.72°25'W., a distance of 80 Ft. to a point inside of Lot 6; thence S.17°35'E., to a point on the south side line of Lot 6, thence N.72°25'W., a distance of 73.65 Ft. to the SW Corner of Lot 6; thence N.22°36'E., a distance of 30.35 Ft.; thence N.7°8'E., a distance of 17.04 Ft. to the NW Corner of Lot 6; thence N.85°00'E., a distance of 167.00 Ft. along the north side line to the NE Corner of Lot 6, Block 72, the point of beginning; said parcel includes all of Lot 6 excepting a portion 55.55 Ft. by 80 Ft. in the SE Corner previously deeded and described in Book 23 of Deeds, Page 442, and is also subject to any currently existing Highway Right-of-Way.

NOW THEREFORE, in consideration of the sum of \$ 10.00 to me in hand paid by the said ~~parties~~ ^{parties} 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, } ss.
County of Eureka, }

On this day of June, 1975, 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 Sargent
on June 20, 1975, at 55 mins. past 4 P. M. In
Book 51 of OFFICIAL RECORDS, page 433-434 RECORDS OF
EUREKA COUNTY, NEVADA. WILLIS A. DePAOLI Recorder
File No. 60008 Fee \$ 4.00

BOOK 51 PAGE 434