

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made and entered into as of the 30th day of September, 1976, by and between NEIL COOPER, also known as JACKIE N. COOPER and BARBARA COOPER, his wife, of Hereford, Texas, First Parties, and JOSEPH L. RAND and ELLEN M. RAND, his wife, of the County of Eureka, State of Nevada, Second Parties,

W I T N E S S E T H:

That the said First Parties, for and in consideration of the sum of TEN DOLLARS (\$10.00), lawful money of the United States of America, to them in hand paid by the said Second Parties, and other good and valuable consideration, receipt whereof is hereby acknowledged, do by these presents grant, bargain, sell and convey unto the said Second Parties, as joint tenants with right of survivorship and not as tenants in common, and to the assigns of said Second Parties, and to the survivor of them, and to the heirs, executors, administrators and assigns of the survivor, all that certain real and personal property situate in the County of Eureka, State of Nevada, and being more particularly

described as follows, to-wit:

Township 21 North, Range 53 East, MDB&M

Section 12: All

TOGETHER WITH all improvements situate thereon.

TOGETHER WITH all waters, water rights, rights to the use of water, dams, ditches, canals, pipelines, reservoirs and all other means for the diversion or use of waters appurtenant to the said property or any part thereof, or used or enjoyed in connection therewith, and together with all stockwatering rights used or enjoyed in connection with the use of any of said lands, including but not limited to Water Permit Nos. 19965, 19966, 19969 and 19970 as recorded with the Nevada Division of Water Resources.

TOGETHER WITH the tenements, hereditaments and appurtenances thereunto belonging or in anywise

WILSON, WILSON AND BARROWS, LTD.

Attorneys at Law  
P. O. Box 389  
Elko, Nevada 89801

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Accretory Transfer Tax \$ 171.60  
computed on full value of property conveyed; or  
computed on full value less liens and encumbrances remaining  
at the time of transfer.

Under penalty of perjury,  
Signature of declarant or  
agent determining tax  
Elm Name  
Wilson, Wilson and Barrows, Ltd.

appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TOGETHER WITH four well pumps situate on the above described property.

TO HAVE AND TO HOLD the said premises, together with the appurtenances and personal property, unto the said Second Parties, as joint tenants and not as tenants in common, and to the survivor forever.

IN WITNESS WHEREOF, the said First Parties have hereunto set their hands as of the day and year first hereinabove written.

*Neil Cooper*

NEIL COOPER, also known as JACKIE N. COOPER

*Barbara Cooper*

BARBARA COOPER

STATE OF NEVADA, )  
                          ) SS.  
COUNTY OF ELKO.  )

On September 30, 1976, personally appeared before me, a Notary Public, NEIL COOPER, also known as JACKIE N. COOPER, and BARBARA COOPER, his wife, who acknowledged that they executed the above instrument.

*Stewart R. Wilson*  
NOTARY PUBLIC

Mailing address for Grantees:

Mr. and Mrs. Joseph L. Rand  
Carlin, Nevada 89822



RECORDED AT THE REQUEST OF Frontier Title Company  
on October 5, 1976, of 55 mins. past 10 A.M. In  
Book 57 of OFFICIAL RECORDS, page 3-4, RECORDS OF  
EUREKA COUNTY, NEVADA. WILLIS A. DePADLI Recorder  
File No. 62266 Fee \$ 4.00

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