

62561

Documentary Transfer Tax \$2.75
☒ Computed on full value of property conveyed; or
☐ Computed on full value less liens and encumbrances remaining thereon at time of transfer.

GRANT DEED TO JOINT TENANTS

Under penalty of perjury:
[Signature]
 Signature of deponent or agent deponent
 Subscribed and sworn to before me on _____ day of _____, 1976.
[Signature]
 Notary Public for Nevada

FOR THE CONSIDERATION OF TEN DOLLARS (\$10.00), and other valuable consideration, the receipt of which is acknowledged, VIOLET B. BALDOCK, a married woman who acquired title as VIOLET B. MOORE, a widow, and Jack Baldock, her husband, herein referred to as Grantor, does hereby grant, bargain and sell to CHARLES F. JANACEK AND MAE JANACEK, his wife, whose address is Murphy's Hot Springs via Rogerson, Idaho, herein referred to as Grantees, as joint tenants with right of survivorship and not as tenants in common, and their assigns, and the heirs and assigns of the survivor, forever, the property and premises located in the county of Eureka, state of Nevada, described as follows:

Township 30 North, Range 49 East, M.D.B.&M.

Section 11: E-1/2 NW-1/4

EXCEPTING an easement on all boundaries thereof 30 feet in width for utility and public road purposes.

SUBJECT TO a reservation of 90% of all coal, oil, gas and other minerals, including the right of entry, as reserved in that certain deed from Strathearn Cattle Company, et al. to Mae Nichols dated May 2, 1959.

FURTHER SUBJECT TO all reservations, restrictions, covenants, easements and rights of way of record, and current taxes.

TOGETHER WITH all buildings and improvements thereon.

TOGETHER WITH 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 the described premises to the Grantees, as joint tenants with right of survivorship and not as tenants in common, their assigns, and heirs and assigns of the survivor, forever.

Jack Baldock is executing this Deed to acknowledge that the property and all proceeds thereof are the sole and separate property of VIOLET B. BALDOCK, his wife, who acquired said property prior to their marriage and to waive and relinquish any and all right, title, estate and interest, community or otherwise, that he may have in and to the property or the proceeds thereof.

IN WITNESS WHEREOF, the Grantor has signed this deed this 29th day of September, 1976.

Violet B. Baldock
 VIOLET B. BALDOCK

VAUGHAN, HULL, MARFISI & MILLER
 ATTORNEYS AND COUNSELORS
 830 IDAHO STREET
 ELKO, NEVADA 89801

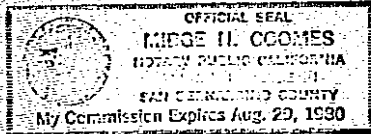
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STATE OF CALIFORNIA)
)
County of San Bernardino) ss.

On 29 76, 1976, personally appeared before me,
a notary public, VIOLET B. BALDOCK and JACK BALDOCK
who acknowledged to me that they executed the foregoing GRANT DEED TO
JOINT TENANTS.

Midge M. Coomes
NOTARY PUBLIC



RECORDED AT THE REQUEST OF Vaughan, Hull, Marfisi & Miller
on December 20, 19 76, at 01 mins. past 8 A.M. In
Book 58 of OFFICIAL RECORDS, page 28-29 RECORDS OF
EUREKA COUNTY, NEVADA. WILLIS A. DePAOLI Recorder
File No. 62561 Fee \$ 4.00

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VAUGHAN, HULL, MARFISI & MILLER
ATTORNEYS AND COUNSELORS
930 IDAHO STREET
ELKO, NEVADA 89801

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