

ADMINISTRATRIX'S C.T.A. DEED

THIS INDENTURE, made and entered into as of the 31st day of March, 1977, by and between RUTH L. MARTIN, formerly RUTH L. DuBOSE, as the duly appointed, qualified and acting Administratrix C.T.A. of the Estate of D. F. MURPHY, SR., aka as DEWEY F. MURPHY SR., of the County of Eureka, State of Nevada, First Party; and JULIAN GOICOECHEA and MADELEINE GOICOECHEA, his wife, of the same place, Second Parties;

W I T N E S S E T H:

WHEREAS, on August 1, 1972, BRUCE DuBOSE, Administrator C.T.A. of the above entitled Estate, was authorized by the Third Judicial District Court, in and for the County of Eureka, to enter into a Lease and Option to Purchase, the hereinafter described real property belonging to said Estate and which said Order of Confirmation is recorded in the Office of the County Recorder of the County of Eureka, State of Nevada, within which county said land is situate, on the 1st day of August, 1972, in Book 42, Page 471, Official Records, Eureka County, Nevada, and

WHEREAS, the said BRUCE DuBOSE died on the 19th day of September, 1972, without having signed said Lease and Option to Purchase, and

WHEREAS, on the 21st day of August, 1973, RUTH L. DuBOSE was appointed Administratrix C.T.A., of the above entitled Estate and authorized to execute the above mentioned Lease and Option to Purchase heretofore approved by the Third Judicial District Court, in and for the County of Eureka, State of Nevada, and

WHEREAS, the Second Parties have done all that is required of them under said Lease and Option to Purchase.

NOW THEREFORE, the said RUTH L. MARTIN, formerly RUTH L. DuBOSE, as Administratrix C.T.A. of the Estate of D.F.

MURPHY, SR., Deceased, pursuant to the Order aforesaid of the District Court, for and in consideration of the covenants and conditions performed by the said Second Parties, the receipt whereof is hereby acknowledged has granted, bargained, sold and conveyed, and does 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 the said Second Parties, and to the survivor of them, and to the heirs, executors, administrators and assigns of the survivor forever, all the right, title and interest and estate of the said D. F. MURPHY, SR., Deceased, at the time of his death, and also all the right, title and interest that said estate, by operation of law or otherwise, may have acquired other than or in addition to that of said Deceased at the time of his death, in and to the following real property situate in Diamond Valley, County of Eureka, State of Nevada, more particularly described as follows:

TOWNSHIP 21 NORTH, RANGE 53 EAST, M.D.B.&M.

Section 23: S1/2

TOGETHER WITH all buildings and improvements situate thereon.

TOGETHER WITH all water, water rights, rights to the use of water, and all Certificates of Appropriation of the State Engineer's Office of the State of Nevada used in connection with or appurtenant to the above described real property.

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

TO HAVE AND TO HOLD the above premises, together with the appurtenances and personal property, unto the said Second Parties as joint tenants with right of survivorship and not as tenants in common, and to the survivor of them, and to the heirs and assigns of the survivor forever.



IN WITNESS WHEREOF, the said First Party, as Adminis-  
tratrix C.T.A. of the Estate of said Deceased, as aforesaid, has  
executed these presents as of the day and year first hereinabove  
written.

Ruth L. Martin  
RUTH L. MARTIN, formerly RUTH  
L. DuBOSE, Adminsitatrix C.T.A.,  
of the Estate of D. F. MURPHY, SR.,  
aka DEWEY F. MURPHY, SR., Deceased.

STATE OF NEVADA        )  
                              ) SS.  
COUNTY OF EUREKA     )

On this 30<sup>th</sup> day of March, 1977, personally  
appeared before me, a Notary Public, RUTH L. MARTIN, formerly  
RUTH L. DuBOSE, who acknowledged that she executed the foregoing  
instrument.

Ruth L. Martin  
NOTARY PUBLIC, COUNTY OF EUREKA,  
STATE OF NEVADA, THIRD JUDICIAL CIRCUIT

SEAL  
Affixed

Documentary Transfer Tax \$ 46.75  
(X) Computed on full value of property conveyed; or  
( ) Computed on full value less debts and encumbrances remaining  
thereon at time of transfer.

Under penalty of perjury:

Frontier Title Company  
Firm Name

Ester Ryan  
Signature of declarant or  
agent determining tax

RECORDED AT THE REQUEST OF Frontier Title Company  
on April 11, 1977, at 47 min. past 10 A.M. in  
Book 58 of OFFICIAL RECORDS, page 452-454, RECORDS OF  
EUREKA COUNTY, NEVADA. WILLIS A. DePAOLI Recorder  
File No. 62839 Fee \$ 5.00

62839