

GRANT DEED TO JOINT TENANTS

FOR THE CONSIDERATION OF TEN DOLLARS (\$10.00), and other valuable consideration, the receipt of which is acknowledged, JULIAN GOICOECHEA and MADELEINE GOICOECHEA, his wife, of Eureka, Nevada, herein referred to as Grantors, do hereby grant, bargain and sell to JOSEPH JOHN BERRUETA and PATRICIA M. BERRUETA, his wife, whose address is P. O. Box 684, Nampa, 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 21, North, Range 53 East, MDB&M Section 23: S $\frac{1}{2}$  and consisting of three hundred twenty (320) acres, more or less.

TOGETHER WITH all buildings and improvements situate 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.

TOGETHER WITH all water, water rights, rights to the use of water, dams, ditches, canals, pipelines, reservoirs, wells, rights of way, and all other means for the diversion or use of water appurtenant to the said property or any part thereof, or now or hereafter used or enjoyed in connection therewith, for irrigation, domestic or any other use, or for the drainage of all or any part of said lands, including vested water rights, permitted water rights and certified water rights, together with all certificates of appropriation and any and all applications to appropriate the waters of the State of Nevada, which are appurtenant to the above described real property, or any part thereof, or used or enjoyed in connection therewith.

EXCEPTING THEREFROM all oil and gas as reserved in Patent executed by UNITED STATES OF AMERICA recorded on July 16, 1962, in Book 26 of Deeds at Page 240, Eureka County, Nevada.

SUBJECT TO: Easements and reservations contained in the Patent from the UNITED STATES OF AMERICA recorded in Book 26, Page 240, Deed Records, Eureka County, Nevada, which recite as follows:

". . .Subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs used in connection with such water

Documentary Transfer Tax \$ 756.00  
(X) Computed on full value of property conveyed or  
( ) Computed on full value less bona fide encumbrances remaining thereon at time of transfer

In the presence of me, Johnnie Little Company agent of declarant or agent designating her  
Firm Name

GOICOECHEA AND DIGRAZIA  
ATTORNEYS AT LAW  
403 5TH STREET - P. O. BOX 1388  
ELKO, NEVADA 89801  
TELEPHONE (702) 738-8091

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rights, as may be recognized and acknowledged by the local customs, laws, and decisions of courts; and there is reserved from the lands hereby granted, a right-of-way thereon for ditches or canals constructed by the authority of the United States. Excepting and reserving, also, to the United States all the oil and gas in the lands so patented and to it, or persons authorized by it, the right to prospect for, mine, and remove such deposits from the same upon compliance with the conditions and subject to the provisions and limitations of the Act of July 17, 1914 (38 Stat. 509)."

SUBJECT TO: An Easement over the Westerly 33 feet of said land for a drainage ditch and incidental purposes as granted to RUBY HILL MINING COMPANY, by instrument recorded November 26, 1963, in Book 2, Page 11, Official Records, Eureka County, Nevada.

SUBJECT TO: An Easement over a portion of the land (location undisclosed) for electric transmission and/or distribution line or system as granted to Mt. Wheeler Power, Inc., by Deed recorded December 1, 1971, in Book 41, Page 65, Official Records, Eureka County, Nevada.

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.

IN WITNESS WHEREOF, the Grantors have signed this Deed this 14<sup>th</sup> day of March, 1977.

Julian Goicoechea  
JULIAN GOICOECHEA

Madeleine Goicoechea  
MADELEINE GOICOECHEA

STATE OF NEVADA )  
                          ) SS.  
COUNTY OF ELKO )

On March 14<sup>th</sup>, 1977, personally appeared before me, a Notary Public, JULIAN GOICOECHEA and MADELEINE GOICOECHEA, who acknowledged that they executed the above instrument.

RECORDED AT THE REQUEST OF Frontier Title Company  
on April 11, 19 77, at 49 mins. past 10 A. M. in  
Book 58 of OFFICIAL RECORDS, page 457-458, RECORDS OF  
EUREKA COUNTY, NEVADA. WILLIS A. DePAOLI Recorder  
File No. 62841 Fee 4.00

Robert B. Goicoechea  
NOTARY PUBLIC  
ROBERT B. GOICOECHEA  
Notary Public - State of Nevada  
Elko County, Nevada  
Commission Expires Dec. 4, 1980



62841

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