

63316

Documentary transfer tax /\$356.40/
computed on full value of property
conveyed.

BAPTIST FOUNDATION OF TEXAS

DEED

STATE OF NEVADA)
)
COUNTY OF EUREKA)

By: Celsin P. Rios Vice Pres.

KNOW ALL MEN BY THESE PRESENTS

That this indenture made this 2nd day of August
1977, between JOHN WILLIS COOPER and wife, VIDA MAE COOPER, both
of the County of Quay, State of New Mexico, Grantors, and BAPTIST FOUN-
DATION OF TEXAS, a non-profit corporation incorporated under the laws
of the State of Texas and having its principal offices in the City of Dallas,
County of Dallas, State of Texas, Trustee for the benefit and use of South-
western Baptist Theological Seminary, Grantee:

WITNESSETH: That said Grantors, for and in consideration of the
sum of Ten and No/100 (\$10.00) Dollars to them in hand paid by Grantee,
the receipt whereof is hereby acknowledged, does by these presents grant,
bargain and sell unto said Grantee, its successors and assigns forever, all
that certain lot, piece or parcel of land situated, lying and being in the
County of Eureka, State of Nevada, and more particularly described as
follows, to-wit:

All that parcel of land situated in Mount Diablo
Meridian, T. 21 N., R. 53 E., Sec. 15, E-1/2,
County of Eureka, State of Nevada, and containing
320 acres of land; and

All that parcel of land situated in Mount Diablo
Meridian, T. 21 N., R. 53 E., Sec. 15, W-1/2,
County of Eureka, State of Nevada, and containing
320 acres of land;

together with all waters, water rights, rights to the use of water, dams,
ditches, canals, pipelines, reservoirs and all other means for the diver-
sion or use of waters appurtenant to the said property or any part thereof,
or used or enjoyed in connection therewith, and together with all stock-
watering 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 all and singular 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, all and singular the said premises together with the appurtenances unto said Grantee, and to its successors and assigns forever.

EXCEPT, HOWEVER, that Grantors, John Willis Cooper and Vida Mae Cooper, reserve unto themselves and unto the survivor of them a life estate in and to the above described premises herein conveyed, so that they and the survivor of them shall have the full possession, use and benefit of said property, as well as the rents, revenues and profits thereof, for and during their natural lives and during the natural life of the survivor of them. It is understood that Grantors shall pay all ad valorem taxes and other assessments levied against said property and maintain said premises and any improvements thereon for the balance of their lives, or the life of the survivor of them, or until said life estate is relinquished as hereinafter set out. It is further understood that Grantors may relinquish their life estate herein at any time by written instrument so declaring and duly recorded in the Deed Records, Eureka County, Nevada.

It is further understood that excepted from this conveyance, and not to be presumed as passing to the Grantee hereunder, are certain structures and fixtures comprising the irrigation system installed upon said lands, consisting of pumps, motors, irrigation pipe, well houses and other equipments and structures incidental thereto, and, also, including grain storage bins and equipments and other structures placed upon said lands by other persons or firms upon the express declaration and understanding that the attachment and annexation of such fixtures, structures and improvements shall not be intended nor presumed as a permanent attachment and annexation to said real estate.

IN WITNESS WHEREOF, Grantors have hereunto set their hands the
day and year first above written.

John Willis Cooper
John Willis Cooper

Vida Mae Cooper
Vida Mae Cooper

GRANTORS

STATE OF NEW MEXICO)
COUNTY OF QUAY) ss.

On this 2nd day of August, 1977, personally appeared
before me, a Notary Public, JOHN WILLIS COOPER and wife, VIDA MAE
COOPER, who acknowledged that they executed the foregoing instrument and
did so for the purposes and consideration therein expressed.

My Commission Expires:

2-7-78

Notary Public
Notary Public in and for Quay
County, New Mexico



RECORDED AT THE REQUEST OF Walter D. Snider
on August 9, 1977, at 27 mins. past 11 A.M. In
Book 60 of OFFICIAL RECORDS, page 212-214, RECORDS OF
EUREKA COUNTY, NEVADA. WILLIS A. DePAOLI Recorder
File No. 63316 Fee \$ 5.00

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