

65019

AFFIDAVIT TERMINATING JOINT TENANCY

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

WILLIS PACKER, being first duly sworn, deposes and says:

That I am a person who has knowledge of all of the facts hereinafter set forth:

1. That I am the husband of LOIS PACKER, now deceased.
2. That the aforesaid LOIS PACKER, one of the Grantees named in the Deeds hereinafter described, died in the City of Elko, County of Elko, State of Nevada, on August 9, 1976, and is the identical person named as LOIS IRENE PACKER in that Certificate of Death, duly certified, marked Exhibit A attached hereto, and incorporated into and made a part hereof by reference.
3. That the aforesaid WILLIS PACKER became a joint tenant with his wife, LOIS PACKER, as to the property, and in the conveyances, hereinafter described:

- A. Deed dated November 15, 1957, executed by JOSEPH I. JACOB and LUCILLE JACOB, his wife, Grantors, in favor of WILLIS PACKER and LOIS PACKER, his wife, as joint tenants with right of survivorship, and not as tenants in common, as Grantees, recorded on December 12, 1957, in Book 66, Deeds, page 510, Records of Lander County, Nevada, conveying certain real property situate in the Counties of Elko, Eureka and Lander, State of Nevada, a copy of said Deed attached hereto as Exhibit B.
- B. Deed dated May 24, 1955, executed by J. AND H. LIVESTOCK COMPANY, Grantor, in favor of WILLIS PACKER and LOIS PACKER, his wife, as joint tenants with right of survivorship, and not as tenants in common, as Grantees, recorded on December 12, 1957, in Book 56, Deeds, page 507, Records of Lander County, Nevada, conveying certain real property situate in the Counties of Elko, Eureka and Lander, State of Nevada, a copy of said Deed attached hereto as Exhibit C.

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4. That said WILLIS PACKER survived his wife,
LOIS PACKER, the deceased joint tenant.

That this Affidavit is made pursuant to NRS 40.470
and NRS 111.365 for the purpose of terminating the joint tenancies
above described, and vesting all right, title and interest of
the aforesaid deceased joint tenant solely in the aforesaid
surviving joint tenant, all of record.

Willis Packer
WILLIS PACKER

Subscribed and sworn to before me
this 25th day of April, 1978.

Corinne M. Wiley
NOTARY PUBLIC

CORINNE M. WILEY
Notary Public - State of Nevada
Elko County Nevada
My Commission Expires May 25, 1981

BOOK 63 PAGE 474

WILSON, WILSON AND BARROWS, LTD.
Attorneys at Law
P.O. Box 289
Elko, Nevada 89001

STATE OF NEVADA
DEPARTMENT OF HUMAN RESOURCES

DIVISION OF HEALTH

CAPITOL COMPLEX

SECTION OF VITAL STATISTICS

CARSON CITY, NEVADA 89710

STATE OF NEVADA—DEPARTMENT OF HUMAN RESOURCES

DIVISION OF HEALTH SECTION OF VITAL STATISTICS

76-003113

CERTIFICATE OF DEATH

DECEASED NAME	DATE OF DEATH
[REDACTED]	12/27/76
RACE	WHITE
SEX	MALE
AGE AT DEATH	61
CAUSE OF DEATH	Cardiac failure or arrest
PREVIOUS MEDICAL HISTORY	Chronic heart failure and arrhythmia 15 years Rheumatic heart disease with prosthetic mitral valve 17 years Rheumatoid arthritis
EXAMINER	PHYSICIAN
EXAMINATION NUMBER	23-155-6-9-15-14-76
EXAMINATION DATE	12/27/76
DEATH CERTIFICATION NUMBER	MD
MAILING ADDRESS	724 4th Street Folsom, CA 95014
MAILING ZIP CODE	95014
MAILING STATE	California
MAILING ZIP CODE	95014
MAILING STATE	California

I HEREBY CERTIFY THIS TO BE A TRUE AND CORRECT COPY OF THE
ORIGINAL RECORD ON FILE WITH THE SECTION OF VITAL STATISTICS
OF THE NEVADA DIVISION OF HEALTH.

MAY 30 1978

JACK MOHEYER

NOT VALID WITHOUT THE
RAISED SEAL OF THE NEVADA

DIVISION OF HEALTH

Janice Greiner

BOOK 13 PAGE 475

Exhibit A

EXHIBIT B

73-xx-68

D E E D

The双方于1957年11月15日立此契约。
between JOSEPH L. JACOB and LUCILLE JACOB, his wife, of Salt Lake City, Utah, Parties of the First Part, and WILLIS PACKER and LOIS _____, his wife, of Elko County, Nevada, Parties of the Second Part,

W I T N E S S E T H :

That said Parties of the First Part, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars, and other valuable consideration, to them in hand paid by said Parties of the Second Part, the receipt thereof is hereby acknowledged, do by these presents grant, bargain and sell unto said Parties of the Second Part, in joint tenancy with right of survivorship, and to the survivor of them, and to their assigns, and to the heirs, executors, administrators and assigns of the survivor forever, all those certain pieces or parcels of land situate, lying and being in the County of _____, County of Eureka and County of Lander, State of Nevada, more particularly described as follows, to-wit:

IN TOWNSHIP 35 NORTH, RANGE 48 EAST, N. D. B. & M.

Section 3: All
Section 5: All
Section 7: All
Section 9: All
Section 11: All
Section 15: All
Section 17: All

IN TOWNSHIP 35 NORTH, RANGE 49 EAST, N. D. B. & M.

Section 8: NE¹; SW¹
Section 16: NW¹

IN TOWNSHIP 36 NORTH, RANGE 48 EAST, N. D. B. & M.

Section 13: S¹
Section 15: S²
Section 17: S³
Section 19: All
Section 21: All
Section 23: All
Section 25: N²; SW¹
Section 27: All
Section 29: All
Section 31: All
Section 33: All
Section 35: N²; SW¹

EX 73 AM 69

IN TOWNSHIP 36 NORTH, RANGE 49 EAST, N. D. B. & M.

Section 21: $\frac{1}{4}$
Section 22: $\frac{1}{4}$
Section 28: $\frac{1}{4}$
Section 29: $\frac{1}{4}$
Section 31: $\frac{1}{4}$ of NE $\frac{1}{4}$; Lots 1, 6, 7 and 8;
 $\frac{1}{4}$ of SE $\frac{1}{4}$; SW $\frac{1}{4}$

IN TOWNSHIP 37 NORTH, RANGE 49 EAST, N. D. B. & M.

Section 1: Lots 1, 2, 3 and 4
Section 2: Lots 1, 2 and 3
Section 3: S $\frac{1}{4}$ of SE $\frac{1}{4}$
Section 10: $\frac{1}{4}$ of NE $\frac{1}{4}$; $\frac{1}{4}$ of SE $\frac{1}{4}$
Section 11: $\frac{1}{4}$ of NE $\frac{1}{4}$
Section 12: $\frac{1}{4}$ of NW $\frac{1}{4}$

IN TOWNSHIP 37 NORTH, RANGE 50 EAST, N. D. B. & M.

Section 3: Lots 2 and 4; SW $\frac{1}{4}$ of NW $\frac{1}{4}$; S $\frac{1}{4}$ of NW $\frac{1}{4}$;
 $\frac{1}{4}$ of SW $\frac{1}{4}$; NW $\frac{1}{4}$ of SE $\frac{1}{4}$
Section 4: All
Section 5: Lots 1, 2, 3 and 4
Section 6: Lots 1, 3 and 4
Section 9: NW $\frac{1}{4}$

IN TOWNSHIP 37 NORTH, RANGE 51 EAST, N. D. B. & M.

Section 4: Lot 2
Section 5: Lots 3 and 4; S $\frac{1}{4}$ of SW $\frac{1}{4}$
Section 6: Lots 1 and 2; Lot 5; SW $\frac{1}{4}$ of NE $\frac{1}{4}$;
SE $\frac{1}{4}$ of NW $\frac{1}{4}$; SE $\frac{1}{4}$
Section 8: NW $\frac{1}{4}$ of NE $\frac{1}{4}$; SE $\frac{1}{4}$ or NW $\frac{1}{4}$

IN TOWNSHIP 38 NORTH, RANGE 49 EAST, N. D. B. & M.

Section 35: SE $\frac{1}{4}$ of SW $\frac{1}{4}$; S $\frac{1}{2}$ of SE $\frac{1}{4}$
Section 36: S $\frac{1}{2}$ of S $\frac{1}{2}$

IN TOWNSHIP 38 NORTH, RANGE 50 EAST, N. D. B. & M.

Section 31: S $\frac{1}{2}$ of S $\frac{1}{2}$
Section 32: S $\frac{1}{2}$ of S $\frac{1}{2}$
Section 33: All
Section 34: All
Section 27: Lots 2, 3, and 4; $\frac{1}{4}$ of SE $\frac{1}{4}$;
E $\frac{1}{2}$ of SW $\frac{1}{4}$; SW $\frac{1}{4}$ of SE $\frac{1}{4}$
Section 28: E $\frac{1}{2}$ of SE $\frac{1}{4}$; SW $\frac{1}{4}$ of SE $\frac{1}{4}$

IN TOWNSHIP 38 NORTH, RANGE 51 EAST, N. D. B. & M.

Section 30: NW $\frac{1}{4}$ of SE $\frac{1}{4}$; S $\frac{1}{2}$ of SE $\frac{1}{4}$
Section 31: Lots 1, 2, 3 and 4; E $\frac{1}{2}$ of NW $\frac{1}{4}$;
NW $\frac{1}{4}$ of SW $\frac{1}{4}$; W $\frac{1}{2}$ of NE $\frac{1}{4}$; NW $\frac{1}{4}$ of NE $\frac{1}{4}$
Section 32: W $\frac{1}{2}$ of NW $\frac{1}{4}$; SE $\frac{1}{4}$ of NW $\frac{1}{4}$; SW $\frac{1}{4}$ of NE $\frac{1}{4}$
Section 33: NW $\frac{1}{4}$ of SW $\frac{1}{4}$; SE $\frac{1}{4}$ of SW $\frac{1}{4}$; SE $\frac{1}{4}$ of SE $\frac{1}{4}$
Section 34: SE $\frac{1}{4}$ of SW $\frac{1}{4}$; S $\frac{1}{2}$ of S $\frac{1}{2}$

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

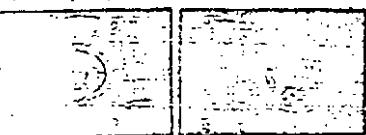
73 mg 70

TOGETHER with all water, water rights, dams and ditches
range rights and range watering rights used upon or in
connection with the above described premises.

EXCLUDING AND EXCLUDING therefrom the oil and mineral
rights reserved to J. and H. Livestock Company under
that certain Grant, Bargain and Sale Deed dated May 24,
1955, from said J. and H. Livestock Company to said
Willis Packer and Lois Packer, his wife, covering the
above described lands.

TO HAVE AND TO HOLD the herein conveyed rights and interests
in said lands unto said Parties of the Second Part and to their
heirs and assigns forever.

IN WITNESS WHEREOF the Parties of the First Part have hereunto
set their hands and seals the day and year first above written.

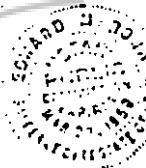


Joseph I. Jacob (Seal)
Joseph I. Jacob
Lucille Jacob (Seal)
Lucille Jacob

STATE OF UTAH : SS
COUNTRY OF SALT LAKE :

On this 15th day of November, 1957, personally appeared
before me Edwards M. Brown, a Notary Public in and for said
County and State, JOSEPH I. JACOB and LUCILLE JACOB, his wife, known
to me to be the persons who acknowledged to me that they executed the
same freely and voluntarily and for the uses and purposes therein
mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my
official seal at my office in the County of Salt Lake, State of Utah,
the day and year in this certificate first above written.



File No. 12428

Orville L. Wilson
Nov 27 4 PM '57

NOTARY PUBLIC, IN AND FOR THE
COUNTY OF SALT LAKE, STATE OF
UTAH

My Commission expires:

Mar 22 1959

Dec 23 19

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BOOK 63 PAGE 478

EXHIBIT C

Ex 73 pg 71

1 THIS INSTRUMENT, made this 25th day of May, 1955, by and
2 between J. AND H. LIVESTOCK COMPANY, a corporation duly organized
3 and existing under and by virtue of the laws of the State of
4 Nevada, the party of the first part, and WILLIS PACKER and LOIS
5 PACKER, his wife, of the County of Elko, State of Nevada, the
6 parties of the second part,

W I T N E S S E T H:

That the said party of the first part, for and in consideration of the sum of ONE THOUSAND and No/100 (\$1,000.00) DOLLARS, lawful money of the United States of America, to them in hand paid by the parties of the second part, the receipt whereof is hereby acknowledged, do by these presents grant, bargain and sell unto the said parties of the second part, in joint tenancy with right of survivorship, and to the survivor of them, and to their assigns, and to the heirs, executors, administrators and assigns of the survivor forever, all that certain real property situate, lying and being in the County of Elko, the County of Eureka, and the County of Lander, State of Nevada, said lots, pieces and parcels of land being more particularly described as follows, to-wit:

IN TOWNSHIP 35 NORTH, RANGE 48 EAST, M.D.B. & M.

Section 3: All
Section 5: All
Section 7: All
Section 9: All
Section 11: All
Section 15: All
Section 17: All

IN TOWNSHIP 35 NORTH, RANGE 49 EAST, M.D.B. & M.

Section 8: NE^{1/4}; SW^{1/4}
Section 10: NE^{1/4}

IN TOWNSHIP 36 NORTH, RANGE 48 EAST, M.D.B. & M.

Section 13: S_{1/4}
Section 15: S_{1/4}
Section 17: S_{1/4}

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MILTON A. HENNEMAN
ATTORNEY-AT-LAW
CLERK OF THE
REGISTERED MAIL ROOM
CLERK, NEVADA

73-72

IN TOWNSHIP 35 NORTH, RANGE 48 EAST, M.D.B. & M. (Con't)

1 Section 19: All
2 Section 21: All
3 Section 23: All
4 Section 25: $\frac{1}{4}$; $\frac{1}{4}$
5 Section 27: All
6 Section 29: All
7 Section 31: All
8 Section 33: All
9 Section 35: $\frac{1}{4}$; $\frac{1}{4}$

IN TOWNSHIP 35 NORTH, RANGE 49 EAST, M.D.B. & M.

7 Section 21: $\frac{1}{2}$
8 Section 22: $\frac{1}{4}$
9 Section 23: $\frac{1}{2}$
10 Section 25: $\frac{1}{2}$
11 Section 27: $\frac{1}{2}$ of NE $\frac{1}{4}$; Lots 1, 6, 7 and 8;
12 $\frac{1}{2}$ of SW $\frac{1}{4}$; SE $\frac{1}{4}$

IN TOWNSHIP 37 NORTH, RANGE 49 EAST, M.D.B. & M.

11 Section 1: Lots 1, 2, 3 and 4
12 Section 2: Lots 1, 2 and 3
13 Section 3: SE $\frac{1}{4}$ of SE $\frac{1}{4}$
14 Section 10: $\frac{1}{2}$ of NE $\frac{1}{4}$; $\frac{1}{2}$ of SE $\frac{1}{4}$
15 Section 11: $\frac{1}{2}$ of NE $\frac{1}{4}$
16 Section 12: $\frac{1}{2}$ of NE $\frac{1}{4}$

IN TOWNSHIP 37 NORTH, RANGE 50 EAST, M.D.B. & M.

16 Section 3: Lots 2 and 4; $\frac{1}{2}$ of NE $\frac{1}{4}$; $\frac{1}{2}$ of NW $\frac{1}{4}$;
17 $\frac{1}{2}$ of SW $\frac{1}{4}$; $\frac{1}{2}$ of SE $\frac{1}{4}$
18 Section 4: All
19 Section 5: Lots 1, 2, 3 and 4.
20 Section 6: Lots 1, 3 and 4.
21 Section 9: NE $\frac{1}{4}$

IN TOWNSHIP 37 NORTH, RANGE 51 EAST, M.D.B. & M.

22 Section 4: Lot 2
23 Section 5: Lots 3 and 4; SE $\frac{1}{4}$
24 Section 6: Lots 1 and 2; Lot 5; $\frac{1}{2}$ of NE $\frac{1}{4}$;
25 SE $\frac{1}{4}$ of NW $\frac{1}{4}$; SE $\frac{1}{4}$
26 Section 8: $\frac{1}{2}$ of NW $\frac{1}{4}$; SE $\frac{1}{4}$ of NW $\frac{1}{4}$

IN TOWNSHIP 38 NORTH, RANGE 50 EAST, M.D.B. & M.

27 Section 27: Lots 2, 3 and 4; $\frac{1}{2}$ of SE $\frac{1}{4}$; E $\frac{1}{2}$ of SW $\frac{1}{4}$
28 $\frac{1}{2}$ of SW $\frac{1}{4}$
29 Section 28: E $\frac{1}{2}$ of SE $\frac{1}{4}$; SE $\frac{1}{4}$ of SE $\frac{1}{4}$
30 Section 31: SE $\frac{1}{4}$ of S $\frac{1}{2}$
31 Section 32: S $\frac{1}{2}$ of S $\frac{1}{2}$
32 Section 33: All
33 Section 34: All

IN TOWNSHIP 38 NORTH, RANGE 51 EAST, M.D.B. & M.

34 Section 30: NW $\frac{1}{4}$ of SE $\frac{1}{4}$; S $\frac{1}{2}$ of SE $\frac{1}{4}$
35 Section 31: Lots 1, 2, 3 and 4; E $\frac{1}{2}$ of NW $\frac{1}{4}$;
36 NE $\frac{1}{4}$ of SW $\frac{1}{4}$; $\frac{1}{2}$ of NE $\frac{1}{4}$; NE $\frac{1}{4}$ of NW $\frac{1}{4}$
37 Section 32: $\frac{1}{2}$ of NW $\frac{1}{4}$; SE $\frac{1}{4}$ of NW $\frac{1}{4}$; SW $\frac{1}{4}$ of NE $\frac{1}{4}$;
38 $\frac{1}{2}$ of S $\frac{1}{2}$; SE $\frac{1}{4}$ of SW $\frac{1}{4}$; SE $\frac{1}{4}$ of SE $\frac{1}{4}$
39 Section 33: NW $\frac{1}{4}$ of SW $\frac{1}{4}$; S $\frac{1}{2}$ of S $\frac{1}{2}$
40 Section 34: SE $\frac{1}{4}$ of SW $\frac{1}{4}$; SW $\frac{1}{4}$ of SE $\frac{1}{4}$

EL PASO COUNTY, COLORADO, PAGE 3 OF 49 EAST, H.D.B. & N.
Section 23, L. 1/4 of S. 1/4 of E. 1/4
Sections 33, S. 1/4 of S. 1/4

1 TOGETHER with the tenements, hereditaments and appurtenances thereto belonging, or in anywise appertaining,
 2 and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

3 TOGETHER with all grazing rights attached thereto of
 4 every name, nature, kind and description, including all
 5 rights and A.U.'s attached to the above-described lands
 6 and owned or used or claimable by said Vendor, save and
 7 except there is reserved herefrom certain winter range
 8 rights in and around Fallon, which said Vendees are not
 9 purchasing and said Vendor is reserving the range rights
 10 situated in the Fallon area.

10 TOGETHER with all water, water rights, dams and ditches,
 11 range rights and range watering rights used upon or in
 12 connection with the above-described premises.

13 TOGETHER with all trail rights used or enjoyed by the
 14 Vendor in connection with the above-described property.

15 THAT one-half of the oil and mineral rights owned by the
 16 Grantor in the above-described lands are hereby reserved
 17 to the Grantor, and the other one-half is hereby conveyed
 18 to the Grantee, said Grantor reserving sufficient
 19 rights of way of ingress and egress in case any oil or
 20 minerals of any description is found on said premises in
 21 commercial quantities for enjoyment thereof.

22 TO HAVE AND TO HOLD, the said premises, together with the
 23 appurtenances, unto the said parties of the second part as joint
 24 tenants, and not as tenants in common, and to their assigns, and
 25 to the heirs, executors, administrators and assigns of the sur-
 26 vivor forever.

27 IN WITNESS WHEREOF, J. AND H. LIVESTOCK COMPANY has
 28 caused its corporate name to be hereunto subscribed by its Presi-
 29 dent, and its corporate seal to be hereunto affixed, attested by
 30 its Secretary, they being both duly authorized, the day and year
 31 first above written.

J. and H. Livestock Company
 J. AND H. LIVESTOCK COMPANY

By: J. Percy Holly
 President

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73 rec 74

1 STATE OF 7/1/57 } ss.
2 COUNTY OF Lewis }

3
4 On this 25 day of July, 1955, personally
5 appeared before me, a Notary Public in and for said County and
6 State, John J. Wilson and JOSEPH I. JACOB, known to
7 me to be the President and Secretary, respectively, of
8 the corporation that executed the foregoing instrument, and upon
9 oath, did depose that they are the officers of said corporation as
10 above designated; that they are duly authorized to execute the
11 same on behalf of the corporation; that they are acquainted with
12 the seal of said corporation, and that the seal affixed to said
13 instrument is the corporate seal of said corporation; that the
14 signatures to said instrument were made by officers of said corpora-
15 tion as indicated after said signatures, and that the said
16 corporation executed said instrument freely and voluntarily, and
17 for the uses and purposes therein mentioned.

18
19 IN WITNESS WHEREOF, I have hereunto set my hand and
20 affixed my Official Seal the day and year in this Certificate
21 first above written.

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NOTARY PUBLIC
My Commission Expires:

I.P.S. on Dated
Jacob to Packer
dated 11-15-57 File No. 12629

Arnold R. Wilson
File No. 12629
Date 23 rec 71 - Due
Fee \$1.00
Filing Fee
Filing Fee
See \$3.00

RECORDED AT THE REQUEST OF Wilson, Wilson and Barrows, Ltd.
on June 6 1978 at 56 min. past 10 A.M.
Book 63 of OFFICIAL RECORDS, page 473-482, RECORDS OF
EUREKA COUNTY, NEVADA. WILLIS A. D'PAOLI Recorder
File No. 65019 Fee \$ 12.00

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