

65757

DEED  
(BY CORPORATION)

DOCUMENTARY TRANSFER TAX \$ <u>3</u>
COMPUTED ON FULL VALUE OF PROPERTY CONVEYED, OR COMPUTED ON FULL VALUE LESS LIENS AND ENCUMBRANCES REMAINING AT TIME OF SALE.
Signature of Declarant or <u>Richard Taylor</u> determining tax.
Firm Name

THIS INDENTURE, made and entered into this 27 day of July, 19 78,  
by and between FIRST AMERICAN TITLE COMPANY OF NEVADA, formerly known as NEVADA TITLE  
GUARANTY COMPANY, a Nevada corporation, party of the first part, and  
Louis James and Ruth James, husband and wife, as Joint Tenants, party of the  
second part. 1016 Ramona Avenue, San Jose, CA 95125

WITNESSETH:

That the said party of the first part, in consideration of the sum of TEN  
DOLLARS (\$10.00), lawful money of the United States of America, to it in hand paid  
by the said party of the second part, the receipt whereof is hereby acknowledged,  
does by these presents grant, bargain and sell unto the said party of the second  
part, and to his heirs and assigns forever, all that certain real property situate  
in the County of Eureka, State of Nevada, that is described as follows:

SE $\frac{1}{4}$  Section 27 except the NW $\frac{1}{4}$  thereof, T, 30 N, R 48 E.

RESERVING, THEREFROM, an easement of 30" along all boundaries for ingress and  
egress, with power to dedicate, and, except any and all oil rights, including the  
right of entry for exploration and production of oil or other carbohydrates.

RESERVING, THEREFROM, a right of way, with right of entry upon, over, under,  
along, across, and through the said land for the purposes of erecting, constructing,  
operating, repairing and maintaining pole lines with cross arms for the transmission  
of electrical energy, and for telephone line, and/or for laying, repairing, operating  
and re-newing any pipe line or lines for water, gas or sewerage, and any conduits  
for electric or telephone wires, and reserving the sole right to convey the rights  
hereby reserved.

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

TO HAVE AND TO HOLD the said premises, together with the appurtenances, unto  
the said party of the second part, Louis James and Ruth James

IN WITNESS WHEREOF, the party of the first part has caused this conveyance to  
be executed the day and year first above written.

FIRST AMERICAN TITLE COMPANY OF NEVADA,  
formerly known as NEVADA TITLE GUARANTY  
COMPANY

By Richard Taylor  
Richard Taylor, Vice President

STATE OF NEVADA )

COUNTY OF Washoe )

On this 27 day of July, 1978, personally appeared before me,  
a Notary Public in and for the County of Washoe, Richard Taylor,  
known to me to be the Vice President of the corporation that executed  
the foregoing instrument, and upon oath did depose that he is the officer of said  
corporation as above designated; that he is acquainted with the seal of said corporation  
and that the seal affixed to said instrument is the seal of said corporation; that the  
signature to said instrument made by the officer of said corporation  
is indicated after said signature and that the said corporation executed the said instru-  
ment 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 the  
day and year in this certificate first above written.

65757

First American Title  
Company of Nevada  
RECORDED AT THE REQUEST OF  
August 2, 1978 at 04 min. past 11 A. M.  
Book 65 of OFFICIAL RECORDS, page 140  
EUREKA COUNTY, NEVADA  
BIO No 65757  
WILLIS A. DePAOLI Recorder  
2-3 3.00

NOTARY PUBLIC

BOOK 65 PAGE 140