

67859

Under penalty of perjury:

Madelene C. Murillo

Signature of declarant or agent
determining tax-firm name

WARRANTY DEED

For Value Received

CHARLES F. JANACEK, a married man, and Mae JANACEK, Husband
and wife,

Hereinafter called the grantor, hereby grants, bargains, sells and conveys unto

GENE DELBERT and CONNIE CLEMENTS 805 Sykes, Idaho Falls, Ida.
83401

Hereinafter called the grantee, the following described premises, in EUREKA County, Nevada
to-wit:

Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 11, Township 30 North,
Range 49 East, MDBM; excepting an easement on all boundaries thereof
30 feet in width for utility and public road purposes; subject to a
reservation of 90% of all coal, oil, gas and other minerals, including
the right of entry, as reserved in that certain deed from Strathearn
Cattle Company, a corporation, et al., to Mae Nichols, dated
May 2, 1959, and reservations, restrictions, covenants, easements
and rights of way of record, and current taxes. Taxes for the
year 1967 are paid.

PROVIDED, However: that should any portion of the property not
granted under this provision become land locked and without access
to a public road because of a conveyance under this provision,
Seller may except an easement 30 feet in width over the parcel
conveyed to provide reasonable ingress and egress to the property
remaining and for utility lines, which easements(s) shall terminate
when all of said property has been conveyed to Buyer.

The Buyer to acquire all mineral rights now held by Seller.

Subject to all matters of record

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee
and to the Grantee's, their heirs and assigns forever. And the said Grantor does hereby
covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises;
that they are free from all incumbrances except as described above and that Grantor will warrant
and defend the same from all lawful claims whatsoever.

Dated:

Charles F. Janacek

Charles F. Janacek

Mae Janacek

Mae Janacek

67859

STATE OF NEVADA, County of EUREKA

On this 21 day of Nov, 1978,
before me, a notary public in and for said State, per-
sonally appeared

SEALMAN
Affixed
Charles F. Janacek, a married
man and Mae Janacek, Husband
and wife.

known to me to be the person whose name is
subscribed to the within instrument, and acknowledged to
me that he executed the same.

Russell Kwanis

Notary Public

Residing at
Comm. Expires

Nevada

STATE OF NEVADA, County of EUREKA

I hereby certify that this instrument was filed for record at
the request of First American Title Co. of Nevada

at 15 minutes past 10 o'clock a. m.,
this 28th day of February
19 79 in my office, and duly recorded in Book 69, Page 187
of Official Records

Willis A. DePaoli

Ex-Officio Recorder

By Alice Sara

Deputy.

Fees \$ 3.00 File No. 67859
Mail to:

INSTRUMENT No.