

mentary Transfer Tax \$ 220  
computed on full value of property conveyed; or  
computed on full value of property less encumbrances re-  
maining thereon at time of transfer.

67859

Under penalty of perjury:

Madelma Curtis  
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 ¼ of the Northwest ¼ 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  
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 she executed the same.  
Russell Kwania  
Notary Public  
Residing at Nevada  
Comm. Expires

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  
Mall to:

INSTRUMENT No.