

68154

Documentary Transfer Tax \$ 70<sup>40</sup>  
☒ Computed on full value of property conveyed; or  
☐ Computed on full value less liens and encumbrances re-  
 maining thereon at time of transfer.  
 Under penalty of perjury:  
Frontier Title Company  
 Signature of declarant or agent determining del-  
 tax-firm name

## GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made and entered into as of the  
20<sup>th</sup> day of March, 1979, by and between MAX D. ALLEN  
 and MARY A. ALLEN, his wife, of P.O. Box 1861, San Antonio,  
 Texas, First Parties; and KENNETH F. BENSON and PATTI E.  
 BENSON, his wife, of Eureka County, State of Nevada; Second  
 Parties;

## W I T N E S S E T H:

That the said First Parties, for and in consider-  
 ation of the sum of TEN DOLLARS (\$10.00), lawful, current  
 money of the United States of America, to them in hand paid  
 by the said Second Parties, the receipt whereof is hereby  
 acknowledged, do by these presents, grant, bargain, sell,  
 convey and confirm unto the said Second Parties as joint  
 tenants with the right of survivorship and not as tenants in  
 common, and to the assigns of the said Second Parties and to  
 the survivor of them, and to the heirs, executors, admin-  
 istrators and assigns of the survivor forever, all that  
 certain real property situate, lying and being in the County  
 of Eureka, State of Nevada, more particularly described as  
 follows:

TOWNSHIP 21 NORTH RANGE 53 EAST M.D.B.&M.

Section 16: NW1/4 *du*

TOGETHER WITH all buildings and improvements  
 situate thereon.

TOGETHER WITH all water, water rights, right to  
 the use of water, dams, ditches, canals, pipelines,  
 reservoirs, wells, and all other means for the  
 diversion or use of water appurtenant to the  
 said property or any part thereof, expressly  
 including the water rights for the aforesaid  
 parcel which exist, have existed, or may in the  
 future come to exist pursuant to Permit 21838  
 or Permit 35009 on file in the office of the  
 Nevada State Engineer, but not including any  
 water which may be appurtenant to other parcels  
 pursuant to Permit 21838 or Permit 35009.

TOGETHER WITH all existing easements and rights of way benefiting the above-described real property, including, but not limited, to all easements and rights of way for ingress and egress to said property.

SUBJECT TO ALL road and utility easements and any and all other easements and rights of way of record.

EXCEPTING THEREFROM all oil, gas, potash and sodium in said land as reserved in Patent from the United States of America, recorded October 3, 1963, in Book 27, Page 43, Deed Records, Eureka County, Nevada.

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

TO HAVE AND TO HOLD, all singular, the said premises, together with the appurtenances unto the said Second Parties as joint tenants with right of survivorship and not as tenants in common, and to the survivor of them and to the heirs and assigns of the survivor forever.

IN WITNESS WHEREOF, the said First Parties have hereunto set their hands the day and year first hereinabove written.

Max D. Allen  
MAX D. ALLEN

Mary A. Allen  
MARY A. ALLEN

STATE OF Texas )  
COUNTY OF Bexar ) SS.

On this 20th day of MARCH, 1979, personally appeared before me, a Notary Public, MAX D. ALLEN and MARY A. ALLEN, his wife, who acknowledged to me that they executed the foregoing instrument.

Claudio V. DePaoli  
NOTARY PUBLIC  
My Commission Expires  
August 31, 1980

RECORDED AT THE REQUEST OF Frontier Title Company  
on April 23, 19 79 at 01 mins. past 11 A. M. in  
Book 70 of OFFICIAL RECORDS, page 99-100, RECORDS OF  
EUREKA COUNTY, NEVADA. WILLIS A. DePAOLI Recorder  
File No. 68154 Fee \$ 4.00

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