

Documentary Transfer Tax \$ 1.65

CONTRACT NO. T 411 CV

**70814**

# JOINT TENANCY DEED

CATTLEMEN'S TITLE GUARANTEE COMPANY

By: Rd Thomas  
Signature of declarant or agent determining tax-firm name.

THIS INDENTURE, made this 16th day of October, 19 79  
by and between CATTLEMEN'S TITLE GUARANTEE COMPANY (as Trustee), a Nevada Corporation, hereinafter referred to as Grantor, and

JOHN RODNEY CRABTREE AND DIANA LYNN CRABTREE, husband and wife

hereinafter referred to as Grantees, whose address is  
479 Dugan Ave.  
Sparks, Nv. 89431

**WITNESSETH:**

For valuable consideration received, Grantor does by these presents grant, bargain and sell unto said Grantees as joint tenants with rights of survivorship and not as tenants in common, and their assigns and the heirs and assigns of the survivor forever, all that certain real property situate in the County of Eureka, State of Nevada that is described as follows:

TOWNSHIP 30 NORTH, RANGE 48 EAST, M.D.B.&M.

SECTION 33: SW $\frac{1}{4}$  NE $\frac{1}{4}$  NE $\frac{1}{4}$

RESERVING UNTO Grantor, its successors and assigns, for roadway, transmission and utility purposes, a perimeter easement 30 feet in width measured inward from, and the interior boundary of said easement running parallel to, each of the exterior boundaries of the property herein described.

SUBJECT TO taxes for the present fiscal year, and subsequently; covenants, conditions, restrictions, exceptions and reservations, easements, encumbrances, leases or licenses, rights and rights of way of record, if any.

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

TO HAVE AND TO HOLD said premises together with the appurtenances, unto Grantees as joint tenants with rights of survivorship and not as tenants in common and their assigns and the heirs and assigns of the survivor forever.

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

STATE OF Nevada  
COUNTY OF Washoe } S.S.

CATTLEMEN'S TITLE GUARANTEE COMPANY  
as Trustee

BY: Ruby Dalton Thomas  
Ruby Dalton Thomas  
Title: President

On October 16, 1979,  
personally appeared before me, a Notary Public,  
Ruby Dalton Thomas

**70814**

who acknowledged that she executed the above instrument.

RECORDED AT THE REQUEST OF First American Title Company of Nevada  
on October 23, 1979 at 47 mins. past 10 AM.

Book 75 of OFFICIAL RECORDS, page 448, RECORDS OF

EUREKA COUNTY, NEVADA.  
File No. 70814

WILLIS A. DePAOLI Recorder  
Fee \$ 3.00

NOTARY PUBLIC  
J. HORGAN  
Notary Public - State of Nevada  
Washoe County  
Aug. 2, 1903

BOOK 75 PAGE 448