

71939

Documentary Transfer Tax \$ 140.80  
☒ Computed on full value of property conveyed; or  
☐ Computed on full value less liens and encumbrances remaining  
 thereon at time of transfer.

Under penalty of perjury:

*Grant Title Company By: HV*  
 Signature of declarant or agent determining  
 tax-firm name

RPTT PAID \$140.80

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made and entered into this 14th day  
 of December, 1979, by and between BAPTIST FOUNDATION OF TEXAS,  
 a Texas corporation, having its principal offices in the City of  
 Dallas, County of Dallas, State of Texas, as Trustee for the  
 benefit and use of Southwestern Theological Seminary, First Party;  
 and JOHN WILLIS COOPER and VIDA MAE COOPER, his wife, of Quay  
 County, New Mexico, as life tenants under that certain Deed dated  
 August 2, 1977, and recorded in Book 60, Page 212, Official Records  
 of Eureka County, Nevada, Second Parties; and CHARLES E. COOPER,  
 an unmarried man, of P. O. Box 297, Eureka, Nevada 89316, Third  
 Party;

W I T N E S S E T H:

That the said First and Second Parties, for and in  
 consideration of the sum of TEN DOLLARS, to them in hand paid  
 by Grantee, and the simultaneous exchange of other real property  
 situate in Eureka County, Nevada, for which no lien is reserved,  
 either express or implied, do by these presents grant, bargain,  
 sell, convey and confirm unto the said Third Party, and to his  
 heirs, executors, administrators and assigns, 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 15: E1/2

TOGETHER WITH any and all buildings and improvements  
situate thereon.TOGETHER WITH all water, water rights, right to the  
use of water, dams, ditches, canals, pipelines, res-  
ervoirs, wells, and all other means for the diversion  
or use of water appurtenant to the said property, or

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any part thereof, including but not limited to Water Permit Nos. 18999 and 19000 issued by the State Engineer's Office of the State of Nevada.

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

RESERVATIONS and exceptions contained in Patent from the United States of America, recorded September 30, 1963, in Book 27, Page 42, Deed Records, Eureka County, Nevada, as follows:

"... subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws and decisions of courts; and there is reserved from the land hereby granted, a right of way thereon for ditches or canals constructed by the authority of the United States.

EXCEPTING AND RESERVING, also, to the United States, all the oil, gas, potash and sodium in the lands so patented, and to it or persons authorized by it, the right to prospect for, mine and remove such deposits from the same upon compliance with the conditions and subject to the provisions and limitations of the Act of July 17, 1914 (38 Stat. 509), as amended by the Act of March 4, 1933 (47 Stat. 1570)," and reservations of certain structures and fixtures, contained in Deed from JOHN WILLIS COOPER and VIDA MAE COOPER, his wife, dated August 2, 1977, recorded August 9, 1977, in Book 60, Page 212, Official 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 and singular, the said premises, together with the appurtenances unto the said Third Party, and to his heirs, executors, administrators and assigns forever.

IN WITNESS WHEREOF, the said First and Second Parties have hereunto set their hands as of the day and year first herein-

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above written.

ATTEST:

BAPTIST FOUNDATION OF TEXAS

Gordon L Bowers  
Secretary Gordon L Bowers

By Lynn Craft  
LYNN CRAFT, President

John Willis Cooper  
JOHN WILLIS COOPER

Vida Mae Cooper  
VIDA MAE COOPER



STATE OF TEXAS )  
COUNTY OF DALLAS ) SS.

On this 14<sup>th</sup> day of December, 1979, before me, a Notary Public, personally appeared LYNN CRAFT, President of BAPTIST FOUNDATION OF TEXAS, a corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said corporation.

Given under my hand and seal of office on the 14<sup>th</sup> day of December, 1979.

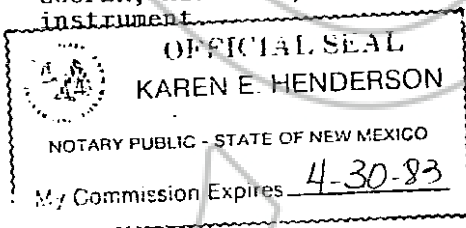


Mary Helen Wright  
NOTARY PUBLIC in and for  
Dallas County, Texas

MARY HELEN WRIGHT  
Notary Public, Dallas County, Texas  
My Commission Expires August 23, 1980

STATE OF NEW MEXICO )  
COUNTY OF QUAY ) SS.

On this 10<sup>th</sup> day of December, 1979, personally appeared before me, a Notary Public, JOHN WILLIS COOPER and VIDA MAE COOPER, his wife, who acknowledged that they executed the foregoing instrument.



Karen E Henderson  
NOTARY PUBLIC

RECORDED AT THE REQUEST OF Frontier Title Co.  
on January 10, 1980, at 45 mins. past 8 A.M. l.  
Book 77 of OFFICIAL RECORDS, page 541-543, RECORDS OF  
EUREKA COUNTY, NEVADA. WILLIS A. DePAOLI Recorder  
File No. 71939 Fee \$ 5.00

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