

71940

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:

Invention Title Company, By: KV
Signature of declarant or agency determining tax-firm name

RPTT PAID \$140.80

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made and entered into this 21st day December, 1979, by and between CHARLES EUGENE COOPER, an unmarried man, of P. O. Box 297, Eureka, Nevada 89316, First Party; and 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, Second Party;

W I T N E S S E T H:

That the said First Party, for and in consideration of the sum of TEN DOLLARS, to him in hand paid by the said Second Party, and the simultaneous exchange of other real property situate in Eureka County, Nevada, for which no lien is reserved, either express or implied, does by these presents grant, bargain, convey and confirm unto the said Second Party, and to its successors 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 11: 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, reservoirs, wells, and all other means for the diversion or use of water appurtenant to the said property, or any part thereof, including but not limited to Water Permit Nos. 21427 aka 19135 and 21428 aka 19136 issued by the State Engineer's Office of the State of Nevada. KV

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 21, 1964, in Book 5, Page 583, Official Records, Eureka County, Nevada, as follows:

Er 10022-21

"... 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 lands 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 land 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 a Contingent Lien in favor of MT. WHEELER POWER, INC., created by an agreement for electric service, dated July 30, 1979, executed by CHARLES E. COOPER, upon the terms, covenants and conditions therein provided, recorded August 30, 1979, in Book 73, Page 5, Official Records, Eureka County, Nevada. (Affects SE1/4 Section 11, T 21 N, R 53 E, M.D.B.&M.).

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 Second Party, and to its successors and assigns forever.

IN WITNESS WHEREOF, the said First Party has hereunto set his hand as of the day and year first hereinabove written.

Charles Eugene Cooper
CHARLES EUGENE COOPER

STATE OF NEVADA)
COUNTY OF EUREKA) SS.

On this 21st day of December, 1979, personally appeared before me, a Notary Public, CHARLES EUGENE COOPER, who acknowledged that he executed the foregoing instrument.

 KAREN VASQUEZ
Notary Public - State of Nevada
Elko County, Nevada
My appointment expires Sept 14, 1982

Karen Vasquez
NOTARY PUBLIC

Grantee's address:
P. O. Box 1409
Dallas, Texas 75221

RECORDED AT THE REQUEST OF FRONTIER TITLE CO.
on January 10, 1980, at 46 mins. past 3 A.M. in
Book 77 of OFFICIAL RECORDS, page 544-545 RECORDS OF
EUREKA COUNTY, NEVADA. WILLIS A. DePAOLI Recorder
File No. 71940 Fee \$ 4.00

LAW OFFICES
EVANS and BILYEU
PROFESSIONAL CENTER
ELKO, NEVADA 89801

71940

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