

71941

Documentary Transfer Tax \$ 10.40  
☒ 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:

*Frontier State Company, B.Y. IV*  
 Signature of declarant or agency determining  
 tax-firm name

RPTT PAID \$70.40

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made and entered into this 14th day  
 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 CHARLES E. COOPER, of P. O. Box 297, Eureka, Nevada, 89316,  
 Second Party;

W I T N E S S E T H:

That the First Party, for and in consideration of the  
 sum of TEN DOLLARS (\$10.00), lawful money of the United States of  
 America, to it in hand paid by the said Second Party, the receipt  
 whereof is hereby acknowledged, does by these presents grant,  
 bargain, sell, convey and confirm unto the said Second 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: W1/2

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  
 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 Second Party, and to his heirs, executors, administrators and assigns forever.

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

BAPTIST FOUNDATION OF TEXAS



By Lynn Craft  
LYNN CRAFT, President



ATTEST:

Gordon L. Bowers  
Secretary Gordon L. Bowers

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STATE OF TEXAS     )  
                              ) SS.  
COUNTY OF DALLAS )

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

RECORDED AT THE REQUEST OF Frontier Title Company  
on January 10 1980 at 47 min. part 8 A.M.  
Book 77 of OFFICIAL RECORDS, page 546-548 RECORDS OF  
BUREAU COUNTY, NEVADA. WILLIS A. BAPAGH Recorder  
File No. 71941 Fee \$ 5.00

**71941**

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