

71942

Documentary Transfer Tax \$ 70.40
 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:

James Paul Company By: KV
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 3rd day of January, 1980, by and between 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, First Parties; 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 Parties, for and in consideration of the sum of TEN DOLLARS (\$10.00), lawful money of the United States of America, to 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, 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. 18999 and 19000 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 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 Parties have hereunto set their hands as of the day and year first hereinabove written.

John Willis Cooper
JOHN WILLIS COOPER

Vida Mae Cooper
VIDA MAE COOPER

STATE OF NEW MEXICO)
COUNTY OF QUAY) SS.

On this 3rd day of January, 1980, personally appeared before me, a Notary Public, JOHN WILLIS COOPER and VIDA MAE COOPER, his wife, who acknowledged that they executed the foregoing instrument.

Donna Austin
NOTARY PUBLIC



RECORDED AT THE REQUEST OF Frontier Title Company
on January 10, 1980, at 48 mins. past 8 A. M. in
Book 77 of OFFICIAL RECORDS, page 549-551, RECORDS OF
EUREKA COUNTY, NEVADA. WILLIS A. DePAOLI Recorder
File No. 71942 Fee \$ 5.00

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