

71944

Documentary Transfer Tax \$ 176.00
 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:

Monte T. Settemper... By: *WV*
Signature of declarant or agent determining tax-firm name

RPTT PAID \$176.00

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 Baptist Theological Seminary, First Party; and JOSEPH L. RAND and ELLEN M. RAND, his wife, of the County of Eureka, State of Nevada, Second Parties;

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 Parties, the receipt whereof is hereby acknowledged, does by these presents grant, bargain, sell, convey and confirm unto the said Second Parties as community property, and to their 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 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. *WV*

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:

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LAW OFFICES
EVANS and BILYEU
PROFESSIONAL CENTER
ELKO, NEVADA 89601

ES 10589-24

"... 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 Parties as community property, and to their 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 the 14th 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 14th 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 50 mins. past 8 A.M., in
book 77 of OFFICIAL RECORDS, page 557-559, RECORDS OF
EUREKA COUNTY, NEVADA. WILLIS A. DePAOLI Recorder
File No. 71944 Fee \$ 5.00

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