

83392

DOCUMENTARY TRANSFER TAX \$ <u>55</u>
<input checked="" type="checkbox"/> COMPUTED ON FULL VALUE OF PROPERTY CONVEYED OR
<input type="checkbox"/> COMPUTED ON FULL VALUE LESS DEEDS AND LIEN INTERESTS REMAINING THEREON
AT TIME OF TRANSFER
UNOFFICIAL NOTARIAL SEAL
<i>Dalton Wilson</i>
Signature of declarant or agent
determining tax - firm name

BARGAIN AND SALE DEED

THIS INDENTURE, made and entered into this 1st day of March, 1982, by and between DALTON WILSON, a single man, the party of the first part, and GARY F. SPROUSE and KATHRYN R. SPROUSE, husband and wife, and DONALD C. HATCH and CHERYL HATCH, husband and wife, the party of the second part.

## W I T N E S S E T H:

That the said party of the second part, for and in consideration of the sum of Ten (\$10.00) and more Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, to him in hand paid by the party of the first part, does by these presents grant, bargain, sell, convey and confirm unto the said party of the first part, and to its administrators and assigns forever, all those certain lots, pieces or parcels of land situate, lying and being in the Counties of Lander and Eureka, State of Nevada, bounded and more particularly described on Exhibit "A" attached hereto and by this reference made a part hereof.

TOGETHER WITH the tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD, all the singular the said premises, together with the appurtenances, unto the said party of the first part, and to its administrators and assigns forever.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand on the day and year above written.



*Gary F. Sprouse*  
GARY F. SPROUSE

*Kathryn R. Sprouse*  
KATHRYN R. SPROUSE

*Donald C. Hatch*  
DONALD C. HATCH

*Cheryl Hatch*  
CHERYL HATCH

State of Utah )  
County of Davis ) ss.

On this 1st day of March 1982, did personally appear before me the above named individuals, who did each acknowledge to me that they signed the above instrument.

My Commission expires: 11-4-85

*Shelley E. Hart*  
Notary Public

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EXHIBIT "A"

TOWNSHIP 22 NORTH, RANGE 47 EAST, M.D.B. & M.

Section 12: S $\frac{1}{2}$  NE $\frac{1}{4}$

TOWNSHIP 22 NORTH, RANGE 48 EAST, M.D.B. & M.

Section 17: NW $\frac{1}{4}$  SE $\frac{1}{4}$

Section 21: NW $\frac{1}{4}$  SW $\frac{1}{4}$

TOGETHER WITH any and all improvements thereon situate.

TOGETHER WITH any and all gas, oil, petroleum, geothermal or other mining or mineral rights in any way connected with or appertaining to the above-described property.

TOGETHER WITH all water, water rights, dams, ditches, wells, rights-of-way, and all other means for the use, diversion and conveyance of water, in any way appurtenant to the above-described property, or any part thereof and now or heretofore enjoyed in connection therewith for irrigation, stock water, domestic or other purposes, including all vested water rights and all applications to appropriate waters, certificates of appropriation, other permits issued by the Office of the State Engineer of the State of Nevada.

TOGETHER WITH all range rights and grazing rights used or enjoyed or in any way connected with or appurtenant to the above-described property or any part thereof, including but not limited to, all rights or privileges now held by the Grantors to graze livestock on the public domain under permits granted by the United States Bureau of Land Management or the United States Forest Service which are attached to or used in connection with the above-described real property. In this connection, the Grantors make no representation as to any so-called Forest Service Rights but do represent that Grantors have a permit from the United States Bureau of Land Management commonly known as BLM rights for 1462 AUM's of grazing rights on the Underwood Unit and held in connection with the above-described property. Grantors hereby agree that in connection with said Deed they do transfer and waive all of said BLM rights in and to said Underwood Unit to the Grantee, and to do all things necessary or required by the Bureau of Land Management to transfer said rights to the Grantee.

RECORDED AT REQUEST OF  
Dallen Wilson  
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82 MAR 11 A 8:18

OFFICIAL RECORDS  
EUREKA COUNTY, NEVADA  
WILLIS A. DEPAULY, RECORDER  
FILE NO. 83392  
FEE \$ 5.00

SUBJECT TO the outstanding loan obligation against the property in favor of the Federal Land Bank.

**This Indenture** made the twenty six day of  
February one thousand nine hundred and eighty two  
**Between** Sonia S. Walker  
the party of the first part,  
and Tutty's Nevada Fine Arts, Inc.

the party of the second part.

**Witnesseth:** that the party of the first part, in consideration of the sum of  
Forty six thousand dollars,  
lawful money of the United States of America, to be delivered in hand paid by the  
party of the second part, the receipt whereof is hereby acknowledged, do es hereby release  
and forever **QUITCLAIM** unto the party of the second part, and to their  
heirs and assigns, all these certain lots, piece, or parcel of land situate in the  
County of Eureka  
State of Nevada, and bounded and described as follows, to wit:

The West one-half of block #19- Lots # 4,5,6,7,8,9- of  
Walker Villa - Crescent Valley as per recorded map File. No.  
38530.

**Together** with the tenements, hereditaments, and appurtenances thereunto belonging or appertain-  
ing and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof.

**To Have and to Hold** the said premises, together with the appurtenances, unto the  
party of the second part, and to their heirs and assigns forever.

**In Witness Whereof**, the party of the first part has hereunto set  
their hands the day and year first above written.

Signed and Delivered in the Presence of

Sonia S. Walker } Signed Sonia S. Walker  
E. W. Taylor Pres.

Address of Grantee:

Tutty's Nevada Fine Arts, Inc.  
1030 East Fourth Street  
Reno, NV 89512

RECORDED AT REQUEST OF  
E. Wetzel  
BOOK 101 PAGE 450

82 MAR 11 AM 10:50

OFFICIAL RECORDS  
EUREKA COUNTY, NEVADA  
WILLIS A. DEPAOLI-RECORDER  
FILE NO. 82-003  
FEE'S 5.00

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