

# WARRANTY DEED

FOR VALUE RECEIVED IN THE SUM OF \$3,500.00,

HELEN BENNETT BROWN AND OLIVER F. BROWN, WIFE AND HUSBAND

the Grantors, do hereby grant, bargain, sell and convey unto

CHARLES F. JANACEK AND MAE JANACEK, HUSBAND AND WIFE

the Grantee, whose address is MURPHY HOT SPRINGS, ROGERSON, IDAHO 83302

the following described premises, to-wit:

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE IN THE COUNTY OF EUREKA, STATE OF NEVADA, MORE PARTICULARLY:

LOT 1, Block 5, of CRESCENT VALLEY RANCH AND FARMS, UNIT 1, AS PER MAP RECORDED IN SAID COUNTY ON APRIL 6, 1959 AS FILE NO. 34081.

## SUBJECT TO THE FOLLOWING:

RESERVATIONS IN DEED DATED AUGUST 28, 1951 EXECUTED BY SOUTHERN PACIFIC LAND COMPANY TO H. J. BUCHENAU AND ELSIE BUCHENAU, RECORDED SEPTEMBER 24, 1951 IN BOOK 24 OF DEEDS AT PAGE 168, EUREKA COUNTY, NEVADA, READING AS FOLLOWS:

"EXCEPTING THEREFROM ALL PETROLEUM, OIL NATURAL GAS, AND PRODUCTS DERIVED THEREFROM, WITHIN OR UNDERLYING SAID LAND OR THAT MAY BE PRODUCED THEREFROM, AND ALL RIGHTS THERETO, TOGETHER WITH THE EXCLUSIVE RIGHT TO ENTER UPON OR IN SAID LAND TO PROSPECT FOR AND TO DRILL, BORE, RECOVER AND REMOVE THE SAME."

COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING CRESCENT VALLEY RANCH AND FARMS, UNIT NO. 1, EUREKA COUNTY, NEVADA AS SET FORTH IN A DECLARATION OF RESTRICTIONS, RECORDED APRIL 6, 1959 IN BOOK "G" OF MISCELLANEOUS RECORDS AT PAGE 400, EUREKA COUNTY, NEVADA, RECORDS. (SEE ATTACHED PAGE 2)

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantees, their heirs and assigns forever. And the said Grantors do hereby covenant to and with the said Grantees, that they are the owner in fee simple of said premises; that said premises are free from all encumbrances... EXCEPT RESERVATIONS AND EASEMENTS OF RECORD; GENERAL TAXES AND IRRIGATION ASSESSMENTS FOR THE YEAR 1982, WHICH ARE NOT YET DUE AND PAYABLE;

and that they will warrant and defend the same from all lawful claims whatsoever.

Dated: MARCH 29, 1982

*Helen Bennett Brown*  
HELEN BENNETT BROWN  
*Oliver F. Brown*  
OLIVER F. BROWN

CALIFORNIA  
STATE OF IDAHO, COUNTY OF R. J. D.

On this 29th day of MARCH, 1982.  
before me, a notary public in and for said State, personally appeared HELEN BENNETT BROWN AND OLIVER F. BROWN, WIFE AND HUSBAND,

known to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

*Karen McCall*  
Notary Public

Residing at 73-500 EL Arroyo, Palmdale, CA  
Comm. Expires 2-22-83

STATE OF IDAHO, COUNTY OF

I hereby certify that this instrument was filed for record at the request of

at \_\_\_\_\_ minutes past \_\_\_\_\_ o'clock m.,  
this \_\_\_\_\_ day of \_\_\_\_\_  
19 \_\_\_\_\_, in my office, and duly recorded in Book  
of Deeds at page \_\_\_\_\_

Ex-Officio Recorder

By \_\_\_\_\_ Deputy.

Fees \$  
Mail to:



PIONEER TITLE COMPANY  
OF JEROME COUNTY  
223 1ST AVE. E.,  
Jerome, Idaho 83338 - 208 324-2341

WARRANTY DEED  
PAGE 2  
BROWN TO JANACEK

ALSO SUBJECT TO:

A DEED OF TRUST TO SECURE AN INDEBTEDNESS IN THE ORIGINAL PRINCIPAL SUM OF \$550,083.90 AND ANY OTHER AMOUNTS AND/OR OBLIGATIONS SECURED THEREBY, RECORDED DECEMBER 14, 1966, IN BOOK 14 OF OFFICIAL RECORDS AT PAGE 10, EUREKA COUNTY, NEVADA AS DOCUMENT NO. 43385.

DATED: NOVEMBER 12, 1966 (ILLEGIBLE DATE)  
TRUSTOR: CRESCENT VALLEY RANCH AND FARMS, A NEVADA CORPORATION  
ASSOCIATED VENTURES OF NEVADA, INC., A NEVADA CORPORATION  
TRUSTEE: NEVADA TITLE GUARANTY COMPANY  
BENEFICIARY: A.Z. SELTZER, AUGUST I. DAMON, ELIZABETH DAMON,  
AARON MOYER, GERALDINE MOYER, FLORENCE BERENEY,  
HUSTON A. SNIDOW, HORACE D. OR, MARY OR, BEOWAVE  
FARMS, INC., RALPH G. SEIBLEY AND ELIZABETH SEIBLEY.

RECORDED AT REQUEST OF  
FIRST AMERICAN TITLE CO. OF NEVADA  
BOOK 102 PAGE 58

82 APR 7 AM 11:37

OFFICIAL RECORDS  
EUREKA COUNTY, NEVADA  
WILLIS A. DEPAOLI - RECORDER  
FILE NO. 84072  
FEE \$ 5.00

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