

87235

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made and entered into this 16th day of February, 1983, by and between CLAUDIE BAGGETT, an unmarried man, of Eureka, Nevada, First Party, and JAMES E. GROTH and VERNA J. GROTH, his wife, of the same place, Second Parties.

W I T N E S S E T H:

That the said First Party, for and in consideration of the sum of TEN DOLLARS (\$10.00), lawful money of the United States of America, to him in hand paid by the said Second Parties, and other good and valuable consideration, receipt whereof is hereby acknowledged, does by these presents grant, bargain, sell and convey unto the said Second Parties, as joint tenants with right of survivorship and not as tenants in common, and to the assigns of said Second Parties, and to the survivor of them, and to the heirs, executors, administrators and assigns of the survivor, all that certain real property situate in the County of Eureka, State of Nevada, more particularly described as follows:

Township 21 North, Range 54 East, MDB&M

Section 4: Lot 4 (NW $\frac{1}{4}$ NW $\frac{1}{4}$); SW $\frac{1}{4}$ NW $\frac{1}{4}$

EXCEPTING THEREFROM Parcel No. 1 as shown on Parcel Map of the W $\frac{1}{2}$ NW $\frac{1}{4}$ of Section 4, T. 21 N., R. 54 E., MDB&M, filed in the Office of the County Recorder of Eureka County, Nevada, on August 20, 1979 as File No. 69034.

TOGETHER WITH all water, water rights, rights to the use of water, dams, ditches, canals, pipelines, reservoirs, wells, pumps, pumping stations, and all other means for the diversion or use of water appurtenant to the said land or any part thereof, for irrigation, stockwatering, domestic or any other use.

TOGETHER WITH all improvements situate thereon.

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.

Documentary Transfer Tax \$ 60.50
 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,
Notari Title Company by Helen
Signature of declarant or agent certifying tax-firm name

WILSON, WILSON AND BARROWS, LTD.
ATTORNEYS AT LAW
P. O. BOX 388
ELKO, NEVADA 89801

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