

93322

Wilson & Barrows, Ltd.  
SIGNATURE OF DECLARANT OR AGENT  
DETERMINING TAX FIRM NAME

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made and entered into this 24<sup>TH</sup> day  
of April, 1984, by and between CHARLES CLAY COOPER and ERMYLE  
RUTH COOPER, his wife, of Canyon, Texas, First Parties, and  
KENNETH F. BENSON and PATTI E. BENSON, his wife, of Eureka,  
Nevada, Second Parties,

W I T N E S S E T H:

That the said First Parties, for and in consideration  
of the sum of TEN DOLLARS (\$10.00), lawful money of the United  
States of America, to them in hand paid by the said Second  
Parties, and other good and valuable consideration, receipt  
whereof is hereby acknowledged, do 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, to-wit:

A parcel of land located in the NE $\frac{1}{4}$  of Section 4,  
Township 21 North, Range 53 East, MDB&M, more  
particularly described as follows:

Beginning at the Northeast corner of said Section 4,  
being Corner No. 1;  
thence S. 88°11'36" W., 150.00 feet along the North  
line of said Section 4 to Corner No. 2;  
thence S. 0°10'00" W., 650.00 feet to Corner No. 3;  
thence S. 20°06'58" E., 432.45 feet to a point on  
the East line of said Section 4, being Corner No. 4;  
thence N. 0°10'00" E., 1060.80 feet along the said  
East line of Section 4 to Corner No. 1, the point  
of beginning.

TOGETHER WITH any improvements situate thereon.

EXCEPTING AND RESERVING THEREFROM all water rights  
used in conjunction with the property, together with  
the right reserved in the Grantors to apply for and  
change the place of use of the same.

WILSON AND BARROWS, LTD.  
ATTORNEYS AT LAW  
P. O. BOX 388  
ELKO, NEVADA 89801-0388

BOOK 122 PAGE 490

1.

T.O. 13464-274

RESERVING THEREFROM all right, title and interest in and to all oil, gas, and minerals of every kind and nature whatsoever existing as a part of, upon, beneath the surface of, or within said lands, including the right to use and destroy so much of the surface of, or within said lands, as may be reasonably necessary according to good mining practice in prospecting for, in locating, developing, producing and transporting such oil, gas, or minerals and any of their by-products, subject to the payment of damages to the surface owner.

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 the said premises, together with the appurtenances, unto the said Second Parties, as joint tenants and not as tenants in common, and to the survivor forever.

IN WITNESS WHEREOF, the said First Parties have hereunto set their hands as of the day and year first hereinabove written.

Charles Clay Cooper  
CHARLES CLAY COOPER

Ermyle Ruth Cooper  
ERMYLE RUTH COOPER

STATE OF TEXAS, )  
COUNTY OF Randall ) SS.

On April 24, 1984, personally appeared before me a Notary Public, CHARLES CLAY COOPER and ERMYLE RUTH COOPER, wife, who acknowledged that they executed the above instrument.

[Signature]  
NOTARY PUBLIC

Mailing address for Grantees:

Mr. and Mrs. Kenneth F. Benson  
Eureka, Nevada 89316  
Box 158

RECORDED AT REQUEST OF  
Frontier Title Co.  
BOOK 122 PAGE 491

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OFFICIAL RECORDS  
EUREKA COUNTY, NEVADA  
M. N. REBALEATI, RECORDER  
FILE NO. 93322  
FEE \$ 6.00

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BOOK 122 PAGE 491