

98806

WARRANTY DEED

THIS INDENTURE, made this 30 day of April, 1985, between CHARLES F. JANACEK and MAE JANACEK, husband and wife, Grantors herein, and MAX MATHEWS and PENNY MATHEWS, husband and wife, Grantees herein, whose address is 1351 Poplar Avenue, Twin Falls, Idaho.

W I T N E S S E T H:

That the Grantors, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, in lawful money of the United States of America, to the Grantors in hand paid by the Grantees, the receipt of which is hereby acknowledged, have granted, bargained and sold and by these presents do grant, bargain, sell, convey, and confirm unto the Grantees, their heirs and assigns forever an undivided one-half (1/2) interest in the real property described as follows, to-wit:

Eureka County, State of Nevada:

Township 31 North, Range 49 East, Mount Diablo Base and Meridian  
Section 33: All  
excepting all rights to petroleum, oil, natural gas and products derived therefrom heretofore reserved in the Southern Pacific Company to Martin T. Magnuson, et al, recorded April 23, 1959, in Book 25, Page 290 of Deeds records of said County and State;

TOGETHER WITH all rights, privileges and appurtenances thereunto or in any wise appertaining.

SUBJECT TO That certain Agreement of Sale dated 1 MAY 1985 1976, between ROBERT E. BROOKS and IONE L. BROOKS, husband and wife, and DUARD D. LAWLEY and JUDY LAWLEY, husband and wife, and R. D. MCKINNEY and WANDA MCKINNEY, husband and wife.

DOCUMENTARY TRANSFER TAX \$ <u>2</u>
<input type="checkbox"/> COMPUTED ON FULL VALUE OF PROPERTY CONVEYED, OR
<input type="checkbox"/> COMPUTED ON FULL VALUE LESS LIENS AND ENCUMBRANCES REMAINING THEREON
AT TIME OF TRANSFER
UNDER PENALTY OF PERJURY:
<u>Mae Janacek</u>
Signature of declarant or agent
determining tax - full name.

BOOK 135 PAGE 208

Together with all singular tenements, hereditaments, and appurtenances thereunto belonging or in any way appertaining, the reversion and reversions, remainder and remainders, rents, issue and profits thereof; and all estate, right, title and interest in and to the property as well in law as in equity, of the Grantors,

TO HAVE AND TO HOLD, all and singular the above-mentioned and described premises, together with the appurtenances unto the Grantees, their heirs and assigns forever.

And the Grantors and their heirs, shall and will warrant and by these presents forever defend the premises in quiet and peaceable possession of the Grantees, their heirs and assigns against the Grantors and their heirs and assigns against all and every person and persons whomsoever, lawfully claiming the same.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands the day and year first above written.

*Charles F. Janacek*  
\_\_\_\_\_  
CHARLES F. JANACEK

*Mae Janacek*  
\_\_\_\_\_  
MAE JANACEK

STATE OF IDAHO )  
 ) ss.  
County of Twin Falls )

On this 30 day of April, 1985, before me a Notary Public in and for said County and State, personally appeared CHARLES F. JANACEK and MAE JANACEK, husband and wife, known or identified to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal on the day and year in this certificate first above written.

*William H. Hild*  
NOTARY PUBLIC FOR IDAHO  
Residing at Twin Falls  
My commission expires *1/1/88*

**SEAL  
Affixed**

RECORDED AT REQUEST OF  
*Mae Janacek*  
BOOK 135 PAGE 208

85 MAY 1 P 3:44

OFFICIAL RECORDS  
EUREKA COUNTY, NEVADA  
CIVIL, REAL ESTATE, RECORDS  
FILE NO. 98806  
FEE \$ 7.00

WARRANTY DEED, Page 3

BOOK 135 PAGE 210