

170860

AFFIDAVIT TERMINATING JOINT TENANCY

KENNETH PACKARD STENTON, being first duly sworn, according to law, deposes and says:

I. That he is the surviving spouse of EARLENE STENTON, deceased, and makes this Affidavit to vest title in KENNETH PACKARD STENTON, the surviving joint tenant of EARLENE STENTON.

A. APPROXIMATELY 640 ACRE PARCEL

1. That KENNETH PACKARD STENTON and EARLENE RUSH STENTON acquired the following described real property as joint tenants and not as tenants in common, by that certain Deed dated August 16, 1990, recorded in Book 214, of Official Records at Page 274, in the office of the County Recorder, Eureka County, Nevada, said property being located in the County of Eureka, State of Nevada, and being more particularly described as follows, to-wit:

Parcel 1:

TOWNSHIP 21 NORTH, RANGE 53 EAST, M.D.B.&M., Section 17: N½

Parcel 2:

TOWNSHIP 21 NORTH, RANGE 53 EAST, M.D.B.&M., Section 17: S½

EXCEPTING THEREFROM Parcel A as shown on that certain Parcel Map for the Estate of Florence M. Stenton, filed in the office of the County Recorder of Eureka County, State of Nevada, on January 19, 1990, as File Number 131085, being a portion of SE¼ SE¼ of Section 17, TOWNSHIP 21 NORTH, RANGE 53 EAST, M.D.B.&M.

FURTHER EXCEPTING THEREFROM all oil, gas, potash and sodium lying in and under said land as reserved in Patents by UNITED STATES OF AMERICA, recorded May 6, 1965, in Book 7, Pages 229 and 230, Official Records, Eureka County, Nevada.

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 other use.

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SUBJECT TO any and all exceptions, reservations, restrictions, restrictive covenants, assessments, easements, rights and rights-of-way of record.

TOGETHER WITH all buildings and 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.

2. That EARLENE STENTON, who is one and the same person as stated in the Certificate of Death, being one of the persons described in the foregoing described Deed as a grantee and joint tenant, died in Reno, State of Nevada, on the 26th day of July, 1998. That a copy of the Death Certificate of said EARLENE STENTON is attached to this Affidavit and made a part hereof.

B. HOMESTEAD PARCEL

1. That KENNETH PACKARD STENTON and EARLENE RUSH STENTON acquired the following described real property as joint tenants and not as tenants in common, by that certain Deed dated August 16, 1990, recorded in Book 214, of Official Records at Page 271, in the office of the County Recorder, Eureka County, Nevada, said property being located in the County of Eureka, State of Nevada, and being more particularly described as follows, to-wit:

Parcel A as shown on that certain Parcel Map for the Estate of Florence M. Stenton, filed in the office of the County Recorder of Eureka County, State of Nevada, on January 19, 1990, as File Number 131085, being a portion of SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 17, TOWNSHIP 21 NORTH, RANGE 53 EAST, M.D.B.&M.

EXCEPTING THEREFROM all oil, gas, potash and sodium lying in and under said land as reserved by Patents by UNITED STATES OF AMERICA, recorded May 6, 1965, in Book 7, Pages 229 and 230, Official Records, Eureka County, Nevada.

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.

SUBJECT TO any and all exceptions, reservations, restrictions, restrictive covenants, assessments, easements, rights and rights-of-way of record.

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TOGETHER WITH all buildings and 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.

2. That EARLENE STENTON, who is one and the same person as stated in the Certificate of Death, being one of the persons described in the foregoing described Deed as a grantee and joint tenant, died in Reno, State of Nevada, on the 26th day of July, 1998. That a copy of the Death Certificate of said EARLENE STENTON is attached to this Affidavit and made a part hereof.

C. APPROXIMATELY 160 ACRE PARCEL

1. That KENNETH PACKARD STENTON and EARLENE RUSH STENTON acquired the following described real property as joint tenants and not as tenants in common, by that certain Deed dated July 12, 1989, recorded in Book 199, of Official Records at Page 398, in the office of the County Recorder, Eureka County, Nevada, said property being located in the County of Eureka, State of Nevada, and being more particularly described as follows, to-wit:

TOWNSHIP 22 NORTH, RANGE 54 EAST, M.D.B.&M.

SECTION 18: E $\frac{1}{2}$ E $\frac{1}{2}$

TOGETHER WITH all buildings and improvements situate thereon.

TOGETHER WITH, but not limited to, all of the Grantors right, title and interest in and to all gas, oil and mineral rights previously reserved in and upon said land in Deed recorded June 18, 1980, in Book 82, Page 218, Official Records, Eureka County, Nevada.

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.

2. That EARLENE STENTON, who is one and the same person as stated in the Certificate of Death, being one of the persons described in the foregoing described Deed as a grantee and joint tenant, died in Reno, State of Nevada, on the 26th day of July, 1998. That a copy of the Death Certificate of said EARLENE STENTON is attached to this Affidavit and made a part hereof.

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D. APPROXIMATELY 186.60 ACRE PARCEL

1. That KENNETH P. STENTON and EARLENE STENTON acquired the following described real property as joint tenants and not as tenants in common, by that certain Deed dated June 18, 1981, recorded in Book 95, of Official Records at Page 473, in the office of the County Recorder, Eureka County, Nevada, said property being located in the County of Eureka, State of Nevada, and being more particularly described as follows, to-wit:

A parcel of land lying east of Nevada Highway 278, located in the following described area:

Township 21 North, Range 53 East, M.D.B.&M.

Section 18: NE $\frac{1}{4}$, together with all land in the NW $\frac{1}{4}$ lying east of Nevada Highway 278 right of way.

Containing 200 acres, more or less.

SUBJECT TO any and all exceptions, reservations, restrictions, restrictive covenants, assessments, easements, and rights of way of record.

TOGETHER WITH all buildings and 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.

2. That EARLENE STENTON, who is one and the same person as stated in the Certificate of Death, being one of the persons described in the foregoing described Deed as a grantee and joint tenant, died in Reno, State of Nevada, on the 26th day of July, 1998. That a copy of the Death Certificate of said EARLENE STENTON is attached to this Affidavit and made a part hereof.

E. APPROXIMATELY 320 ACRE PARCEL

1. That KENNETH P. STENTON and EARLENE STENTON acquired the following described real property as joint tenants and not as tenants in common, by that certain Deed dated February 27, 1980, recorded in Book 91, of Official Records at Page 305, in the office of the County Recorder, Eureka County, Nevada, said property being located in the County of Eureka, State of Nevada, and being more particularly described as follows, to-wit:

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All those certain lots, pieces or parcels of land situate in The County of Eureka, State of Nevada, more particularly described as follows:

TOWNSHIP 22 NORTH, RANGE 54 EAST, M.D.B.&M.

Section 7: SE $\frac{1}{4}$ SW $\frac{1}{4}$, SW $\frac{1}{4}$ SE $\frac{1}{4}$

Section 18: E $\frac{1}{2}$ NW $\frac{1}{4}$, W $\frac{1}{2}$ NE $\frac{1}{4}$, NE $\frac{1}{4}$ SW $\frac{1}{4}$, NW $\frac{1}{4}$ SE $\frac{1}{4}$

EXCEPTING THEREFROM all the oil, gas, potash and sodium as reserved in Patent executed by the UNITED STATES OF AMERICA dated September 22, 1964 and recorded March 22, 1966 in Book 10 of Official Records at page 210, Eureka County, Nevada.

2. That EARLENE STENTON, who is one and the same person as stated in the Certificate of Death, being one of the persons described in the foregoing described Deed as a grantee and joint tenant, died in Reno, State of Nevada, on the 26th day of July, 1998. That a copy of the Death Certificate of said EARLENE STENTON is attached to this Affidavit and made a part hereof.

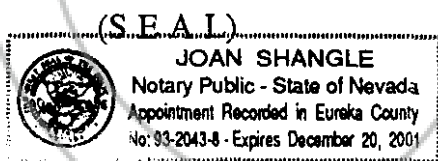
II. That Affiant makes this Affidavit for recording and for the purpose of terminating all right, title, interest and estate of said EARLENE STENTON, deceased joint tenant, in and to the foregoing described property, and vesting title thereto solely in KENNETH PACKARD STENTON, as the surviving joint tenant.

DATED this 16 day of October, 1998.


KENNETH PACKARD STENTON

STATE OF NEVADA)
) ss:
COUNTY OF ELKO)

SIGNED AND SWORN to before me on October 16th, 1998, by KENNETH PACKARD STENTON.




NOTARY PUBLIC
My Commission Expires: 12-20-01

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APNS: Approximately 640 Acre Parcel 7-200-25, 7-200-26
Homestead Parcel 7-200-26
Approximately 160 Acre Parcel 07-140-13
Approximately 186 Acre Parcel 07-400-02
Approximately 320 Acre Parcel 07-140-12

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OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
Goicoechea & Di Grazia
98 OCT 21 PM 1:01

EUREKA COUNTY NEVADA
M.H. REBALEATI, RECORDER
FILE NO. FEES 12.00

170860

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