

JOINT TENANCY DEED

THIS INDENTURE made this 27 day of January, 1977, between WALDO SIMKINS, a single man, of Panaca, Lincoln County, Nevada, as Grantor, and FRANK W. SIMKINS and CHLOE W. SIMKINS, Husband and Wife, of Rose Valley, Lincoln County, Nevada, as Joint Tenants with right of survivorship, as Grantees.

WITNESSETH that the said Grantor in consideration of the sum of Ten Dollars (\$10.00) lawful money of the United States of America and other and further valuable consideration, the receipt whereof is hereby acknowledged, does by these presents, GRANT, BARGAIN and SELL unto the said Grantees, as Joint Tenants (and not as tenants in common) and to the survivor of them and the heirs and assigns of such survivor forever, all of the right, title and interest of Grantor in and to that certain real property described as follows:

The East Half of the Northeast Quarter of the Northeast Quarter (E $\frac{1}{2}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$), Section 17, Township 2 South, Range 68 East, M.D.B. & M., consisting of 20 acres, more or less; and

A parcel of land in the Southwest Quarter of the Southwest Quarter (SW $\frac{1}{4}$ SW $\frac{1}{4}$), Section 1, Township 2 South, Range 68 East, M.D.B. & M., described as follows: Beginning at a point 24-1/3 rods west and 19 rods south of the northeast corner of said Southwest Quarter of the Southwest Quarter (SW $\frac{1}{4}$ SW $\frac{1}{4}$), and running thence in a westerly direction along the north side of the canal for a distance of 42 rods and 12 feet to the intersection of said canal with the east line of Findlay's land; thence south along the east line of Findlay's land 82 rods and 7 feet to the north line of what was formerly Nelson's land; thence easterly along the north line of what was formerly Nelson's land 15-1/3 rods to the slough; thence northerly along the west side of the slough 60 rods to the southwest corner of what was formerly N. J. Wadsworth's field; and thence north 40 rods to the place of Beginning; all being a portion of State Land Patent No. 1809 issued May 21, 1883 to Christian P. Ronnow and distributed to Dan J. Ronnow in Decree of Distribution of the Estate of C. P. Ronnow, Deceased, on November 13, 1911, consisting of 16.5 acres, more or less, and together with any and all water and water rights appurtenant thereto.

The above-described property is located in Lincoln County, Nevada, and there is reserved therefrom a right of way, not to exceed one rod in width, across the above-described tract of land from west to east, for the use of the adjoining piece of land on the west, owned by the Findlay family.

TOGETHER WITH the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversions, remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD all and singular the said premises together with the appurtenances unto the said Grantees as Joint Tenants and to the survivor of them and the heirs and assigns of such survivor forever.

IN WITNESS WHEREOF the said Grantor has set hereunto his hand as of the day and year first above written.

Waldo J. Simkins
WALDO SIMKINS, Grantor

ACKNOWLEDGMENT ATTACHED

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Waldo J. Simkins
Notary Public
Lincoln County, Nevada

Lincoln County

1 STATE OF NEVADA)
2 : SS
3 COUNTY OF LINCOLN)

4 On this 17 day of January, 1977, personally appeared before me,
5 a Notary Public, WALDO SIMKINS, who acknowledged to me that he
6 executed the foregoing instrument.

Waldo Simkins
Notary Public

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No. 59285

FILED AND RECORDED AT REQUEST OF
Frank Simkins
April 1, 1977

AT 35 MINUTES PAST 4 O'CLOCK
P.M. IN BOOK 19 OF OFFICIAL
RECORDS PAGE 652 LINCOLN
COUNTY, NEVADA

David Beland
COUNTY RECORDER