

Said Fernandez to his wife Sarah on the 20<sup>th</sup> day of August 1872 and on the same place where the said Sarah Fernandez then husband lived at the time of his death and was sold by the said Sarah Fernandez to John Nichols & by deed dated the 24<sup>th</sup> day of February A.D. 1891 and has been occupied by the said John Nichols.

Together with the improvements thereon and the household furniture and appurtenances thereunto belonging or in anywise appertaining. To have and to hold the said above described premises unto the said Antonio Perennis his heirs and assigns forever free from all exemption or homestead right or claim of him the said grantor if any such right or claim they possess. And I the said grantor for myself and my heirs do covenant with the said grantee his heirs and assigns that the said real estate is free from any lien or incumbrance in law or equity and that the said grantor shall and will warrant and by these presents forever defend the said premises unto the said grantee his heirs and assigns against the claim of all and every person or persons whomsoever.

In testimony whereof we have hereunto set our hands and seals the 20<sup>th</sup> day of May 1891

signed sealed and delivered in presence of

J. R. Shippard  
John Bonifay

John Nichols (L.S.)  
Lucinda Nichols (S.S.)

State of Nevada, this day before the undersigned personally and lawfully sworn, appeared John Nichols and Lucinda Nichols his wife to him well known to both individuals described in and who executed the foregoing Deed of Conveyance, and acknowledged that they executed the same for the uses and purposes therein expressed. And the said Lucinda Nichols wife of the said John Nichols upon a private examination by me held separate and apart from her said husband acknowledged and declared that she executed the same freely and voluntarily and without force or apprehension, compulsion or restraint of or from her said husband and for the purposes of renouncing & relinquishing any and all right of dower in and to the land therein expressed and that she consented to the alienation of the same.

Recorded  
May 21<sup>st</sup> 1891  
J. R. Shippard  
Clerk

In testimony whereof I have hereunto set my hand and affixed my official seal the 20<sup>th</sup> day of May A.D. 1891  
J. R. Shippard  
Notary Public  
in and for the State of Nevada