

IN THE FOURTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA,
IN AND FOR THE COUNTY OF ELKO.

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HUNTINGTON AND DIAMOND VALLEY STOCK AND LAND COMPANY,
a corporation,
Plaintiff,

vs.

THE HUNTINGTON VALLEY STOCK AND LAND COMPANY, a corporation, THE DIAMOND VALLEY LIVE STOCK AND LAND COMPANY, a corporation, EASTERN NEVADA INVESTMENT COMPANY, a corporation, LOUISA SADLER, Administratrix of the Estate of Reinhold Sadler, Deceased, Louisa Sadler, EDGAR SADLER, BERTHA SADLER, ALFRED SADLER, CLARENCE SADLER, EDLRED G. WINNIE, HARVEY CARPENTER, WILLIAM SPINNER, W.J. TOWNSEND, JOHN DOE, RICHARD ROE, JOHN DOE COMPANY, a corporation, and JOHN DOE COMPANY,

Defendants.

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D E C R E E .

This cause having this day been regularly brought on for hearing, upon the amended complaint, answer, counter claims, and the stipulation of the parties, filed herein, and it having been stipulated by and between the plaintiff and defendants, Louisa Sadler, in her individual capacity, Louis Sadler as administratrix of the Estate of Reinhold Sadler, Deceased, Edgar Sadler, Bertha Sadler, Alfred Sadler, Clarence Sadler, and their respective attorneys, that judgment be entered in accordance with the stipulation on file herein, and the court having

heard the evidence of witnesses and the minuments of title of Huntington and Diamond Valley Stock and Land Company having been admitted into evidence, and the law and premises having been heard and understood by the Court herein, and the court being fully apprised of the matters in said action brought before it,

IT IS NOW ORDERED, ADJUDGED AND DECREED:

1.

That the defendants Louisa Sadler, Louisa Sadler, Administratrix of the Estate of Reinhold Sadler, deceased, and Edgar Sadler, take nothing by their counter claims heretofore filed in the above entitled action, and that they and each of them be denied the relief prayed for in said counter claims, and that they be adjudged to be entitled to no counter claims of whatsoever nature against plaintiff herein.

II.

That the plaintiff have judgment as prayed for in its complaint herein against the defendants and each and all of them, quieting title to the premises and water rights hereinafter described; that all adverse claims of the defendants and each of them, and all persons claiming or to claim said premises or any part thereof, through or under said defendants or either of them, are hereby adjudged and decreed to be invalid and groundless, and that the plaintiff be, and it is hereby declared and adjudged to be the true and lawful owner of the land hereinafter in this paragraph described, and every part and parcel thereof, and that its title thereto be adjudged to be quieted against all claims, demands or pretensions of the defendants or either of them, who are perpetually estopped from setting up any claim thereto, or any part thereof. Said premises are bounded and described as follows, to-wit:-

Those certain lots, pieces and parcels of land situated, lying and being in the County of Elko, State of Nevada, and more particularly described as follows:

TOWNSHIP NUMBER 27 NORTH, RANGE NUMBER 55 EAST, MOUNT DIABLO BASE AND MERIDIAN.

Section Ten (10). The southwest quarter of the southwest quarter. ($SW\frac{1}{4}$ of $SW\frac{1}{4}$).

Section Fourteen (14). The southwest quarter of the southwest quarter, ($SW\frac{1}{4}$ of $SW\frac{1}{4}$).

Section Fifteen (15). The north half of the northwest quarter ($N\frac{1}{2}$ of $NW\frac{1}{4}$) and the southeast quarter of the northwest quarter ($SE\frac{1}{4}$ of $NW\frac{1}{4}$); the southwest quarter of the northeast quarter ($SW\frac{1}{4}$ of $NE\frac{1}{4}$); the north half of the southeast quarter ($N\frac{1}{2}$ of $SE\frac{1}{4}$); and the southeast quarter of the southeast quarter ($SE\frac{1}{4}$ of $SE\frac{1}{4}$).

Section Twenty-two, (22). The northeast quarter of the northeast quarter, ($NE\frac{1}{4}$ of $NE\frac{1}{4}$).

Section Twenty-three (23). The west half of the west half ($W\frac{1}{2}$ of $W\frac{1}{2}$); the southeast quarter of the southwest quarter ($SE\frac{1}{4}$ of $SW\frac{1}{4}$).

Section Twenty-five (25). The south half of the south half ($S\frac{1}{2}$ of $S\frac{1}{2}$).

Section Twenty-six (26). The east half of the west half ($E\frac{1}{2}$ of $W\frac{1}{2}$), the southwest quarter of the southwest quarter ($SW\frac{1}{4}$ of $SW\frac{1}{4}$) the south half of the southeast quarter ($S\frac{1}{2}$ of $SE\frac{1}{4}$), the southwest quarter of the northeast quarter ($SW\frac{1}{4}$ of $NE\frac{1}{4}$).

Section Thirty-four (34). The southeast quarter of the southeast quarter ($SE\frac{1}{4}$ of $SE\frac{1}{4}$).

Section Thirty-five (35) The northwest quarter ($NW\frac{1}{4}$); the west half of the southwest quarter ($W\frac{1}{2}$ of $SW\frac{1}{4}$), and the northeast quarter of the Southwest quarter ($NE\frac{1}{4}$ of $SW\frac{1}{4}$).

TOWNSHIP NUMBER 26 NORTH, RANGE 55 EAST, MOUNT DIABLO BASE AND MERIDIAN.

Section Two (2). The northwest quarter of the northwest quarter, ($NW\frac{1}{4}$ of $NW\frac{1}{4}$).

Section Three (3). The east half of the east half ($E\frac{1}{2}$ of $E\frac{1}{2}$), the west half of the southeast quarter ($W\frac{1}{2}$ of $SE\frac{1}{4}$).

Section Ten (10). The southwest quarter of the southeast quarter ($SW\frac{1}{4}$ of $SE\frac{1}{4}$).

Section Fifteen (15). The west half of the east half ($W\frac{1}{2}$ of $E\frac{1}{2}$), the northeast quarter of the northeast quarter ($NE\frac{1}{4}$ of $NE\frac{1}{4}$).

The following lots, pieces and parcels of land situate, lying and being in the County of White Pine, State of Nevada, and more particularly described as follows:

TOWNSHIP NUMBER 26 NORTH, RANGE 55 EAST, MOUNT DIABLO BASE AND MERIDIAN.

Section Twenty-two (22). The west half of the northeast quarter ($W\frac{1}{2}$ of $NE\frac{1}{4}$), the southeast quarter of the northwest quarter ($SE\frac{1}{4}$ of $NW\frac{1}{4}$), and the east half of the southwest quarter ($E\frac{1}{2}$ of $SW\frac{1}{4}$).

Section Twenty-seven (27). The east half of the northwest quarter ($E\frac{1}{2}$ of $NW\frac{1}{4}$); the northwest quarter of the southwest quarter, ($NW\frac{1}{4}$ of $SW\frac{1}{4}$).

TOWNSHIP NUMBER 25 NORTH, RANGE NUMBER 55 EAST, MOUNT DIABLO BASE AND MERIDIAN.

Section Two (2) The northwest quarter of the southwest quarter, ($NW\frac{1}{4}$ of $SW\frac{1}{4}$).

Section Eleven (11). The east half of the northwest quarter, ($E\frac{1}{2}$ of $NW\frac{1}{4}$), the north half of the southwest quarter ($N\frac{1}{2}$ of $SW\frac{1}{4}$).

Section Fourteen (14). The east half of the west half ($E\frac{1}{2}$ of $W\frac{1}{2}$)

Section Twenty-three (23). The west half of the east half, ($W\frac{1}{2}$ of $E\frac{1}{2}$), the east half of the northwest quarter ($E\frac{1}{2}$ of $NW\frac{1}{4}$).

Section Twenty-six (26). The west half of the northeast quarter ($W\frac{1}{2}$ of $NE\frac{1}{4}$), the west half of the southwest quarter ($W\frac{1}{2}$ of $SW\frac{1}{4}$).

Section Thirty-four (34). The east half of the northeast quarter, ($E\frac{1}{2}$ of $NE\frac{1}{4}$), the southwest quarter of the northeast quarter ($SW\frac{1}{4}$ of $NE\frac{1}{4}$), the west half of the southeast quarter ($W\frac{1}{2}$ of $SE\frac{1}{4}$), the northeast quarter of the southeast quarter ($NE\frac{1}{4}$ of $SE\frac{1}{4}$).

Section Thirty-five (35). The northwest quarter of the northwest quarter ($NW\frac{1}{4}$ of $NW\frac{1}{4}$).

IN TOWNSHIP NUMBER 24 NORTH, RANGE NUMBER 55 EAST, MOUNT DIABLO BASE AND MERIDIAN.

Section Ten (10). The southeast quarter ($SE\frac{1}{4}$).

The above described lands being more particularly known as the Huntington Valley Ranch, in the Counties of Elko and White Pine, in the State of Nevada; together with all the waters of Huntington and Connors Creeks, Huntington Creek being also known as Hamilton Creek, flowing or to flow to, over or through said lands just described; together with all the water, water rights, dams, ditches, flumes, water-ways, and privileges used upon said creek for the irrigation of said lands;

Together with all the waters of Mitchell and Dry Creeks tributaries of said Huntington and Connors Creeks, flowing or to flow to, over or through said lands; together with all the water, water rights, dams, ditches, flumes, water-ways, and privileges used upon said creeks for the irrigation of said lands; subject, however, to the prior right of Charles Mitchell upon said Mitchell Creek; together with all the waters of a certain creek tributary to said Huntington Creek running through the south half of the south half ($S\frac{1}{2}$ of $S\frac{1}{2}$) of Section Twenty-five (25), Township Twenty-seven (27) North, Range Fifty-five (55) East, M.D.B. & M., in a general westerly direction, and flowing or to flow to, over or through said lands; together with all the water, water rights, dams, ditches, flumes, water-ways and privileges used upon said Creek for the irrigation of said lands;

Also all the following pieces and parcels of real property situate, lying and being in the County of White Pine, State of Nevada:

TOWNSHIP NUMBER 20 NORTH, RANGE NUMBER 55 EAST, MOUNT DIABLO BASE AND MERIDIAN.

Section Fourteen (14) The southeast quarter, ($SE\frac{1}{4}$), the south half of the northwest quarter ($S\frac{1}{2}$ of $NW\frac{1}{4}$).

Section Fifteen (15). The southeast quarter of the northeast quarter ($SE\frac{1}{4}$ of $NE\frac{1}{4}$).

TOWNSHIP NUMBER 18 NORTH, RANGE NUMBER 58 EAST, MOUNT DIABLO BASE AND MERIDIAN.

Section Seventeen (17). The southeast quarter of the northwest quarter ($SE\frac{1}{4}$ of $NW\frac{1}{4}$), the northeast quarter of the southwest quarter, ($NE\frac{1}{4}$ of $SW\frac{1}{4}$).

Section Twenty (20). The southeast quarter of the northwest quarter, ($SE\frac{1}{4}$ of $NW\frac{1}{4}$).

Together with all the waters of Antelope Springs flowing or to flow to, over, or through said lands; together with all the water, water rights, and privileges used upon said springs for the irrigation of said lands; together with all the waters of certain springs situated in the Southeast quarter ($SE\frac{1}{4}$) of Section Fourteen (14), Township Twenty (20) North, Range Fifty-five (55) East, M.D.B. & M., flowing or to flow to, over or through said lands hereinbefore described; together with all the water, water rights, and privileges used upon said springs for the irrigation of said lands.

TOWNSHIP NUMBER 23 NORTH, RANGE NUMBER 51 EAST, MOUNT DIABLO BASE AND MERIDIAN.

Section Thirteen (13). The north half of the southwest quarter, ($N\frac{1}{2}$ of $SW\frac{1}{4}$).

Section Fourteen (14). The north half of the southeast quarter ($N\frac{1}{2}$ of $SE\frac{1}{4}$).

Section Twenty-four (24). The west half of the southwest quarter ($W\frac{1}{2}$ of $SW\frac{1}{4}$).

Section Twenty-six (26). The northwest quarter of the northeast quarter ($NW\frac{1}{4}$ of $NE\frac{1}{4}$).

Section Twenty-seven (27). The northeast quarter of the southeast quarter ($NE\frac{1}{4}$ of $SE\frac{1}{4}$).

TOWNSHIP NUMBER 24 NORTH, RANGE NUMBER 51 EAST, MOUNT DIABLO BASE AND MERIDIAN.

Section Thirty-six (36). The west half of the East half. ($W\frac{1}{2}$ of $E\frac{1}{2}$).

TOWNSHIP NUMBER 27 NORTH, RANGE NUMBER 52 EAST, MOUNT DIABLO BASE AND MERIDIAN.

Section Ten (10) The southeast quarter of the southwest quarter ($SE\frac{1}{4}$ of $SW\frac{1}{4}$) and the southwest quarter of the southeast quarter, ($SW\frac{1}{4}$ of $SE\frac{1}{4}$).

Sec. Eleven (11). The northwest quarter of northwest ($NW\frac{1}{4}$ of $NW\frac{1}{4}$).

Section Fifteen (15). The northwest quarter of the northeast quarter ($NW\frac{1}{4}$ of $NE\frac{1}{4}$); the southwest quarter of the northwest quarter ($SW\frac{1}{4}$ of $NW\frac{1}{4}$) and the northeast quarter of the southwest quarter, ($NE\frac{1}{4}$ of $SW\frac{1}{4}$).

Together with all the waters of Vanina and Henderson Creeks, flowing or to flow through over, or to said lands hereinabove described; together with all the water, water rights, dams, ditches, flumes, water-ways, and privileges used upon said creeks for the irrigation of said lands; together with all the waters of certain springs situate in the southeast quarter of the southwest quarter ($SE\frac{1}{4}$ of $SW\frac{1}{4}$) and the southwest quarter of the southeast quarter ($SW\frac{1}{4}$ of $SE\frac{1}{4}$) of Section 10, Township 27 North, Range 52 East, M.D.B. & M., flowing or to flow to, over or through said lands hereinabove described, and used for domestic purposes; and all houses, stables, corrals, sheds, fences and improvements now erected upon or attached to any of the lands hereinabove described, situate in said Counties of Elko, White Pine and Eureka.

III.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that the defendants Edgar Sadler and Alfred Sadler have judgment quieting title to the hereinafter described property, and that all adverse claims of the plaintiff, and all persons claiming or to claim said premises or any part thereof, through or under said plaintiff, are hereby adjudged and decreed to be invalid and groundless, and that said defendants Edgar Sadler and Alfred Sadler be, and they are hereby declared and adjudged to be the true and lawful owners of the land hereinafter described in this paragraph, and every part and parcels thereof, and that their title thereto is adjudged to be quieted against all claims, demands, or pretensions of plaintiff, who is hereby perpetually estopped from setting up any claims thereto, or any part thereof. Said premises are bounded and described as follows, to-wit:

All those certain pieces and parcels of land situate, lying and being in the County of Eureka, State of Nevada, particularly described as follows:-

The east half of the northeast quarter ($E\frac{1}{2}$ of $NE\frac{1}{4}$) of Section Twelve, (12); the northeast quarter ($NE\frac{1}{4}$); the south half ($S\frac{1}{2}$) and the southwest quarter of the northwest quarter ($SW\frac{1}{4}$ of $NW\frac{1}{4}$) of Section Thirteen (13); the east half of the east half ($E\frac{1}{2}$ of $E\frac{1}{2}$) of Section Twenty-three (23);

all of Section Twenty-four (24); the north half ($N\frac{1}{2}$) and the north half of the south half ($N\frac{1}{2}$ of $S\frac{1}{2}$) of Section Twenty-five (25); and the east half of the northeast quarter ($E\frac{1}{2}$ of $NE\frac{1}{4}$), of Section Twenty-six (26), all in Township Twenty-four (24) North, Range Fifty-two (52) East, Mount Diablo Base and Meridian.

Also, the southwest quarter of the southwest quarter ($SW\frac{1}{4}$ of $SW\frac{1}{4}$) of Section Seventeen (17); the southwest quarter ($SW\frac{1}{4}$); the west half of the southeast quarter ($W\frac{1}{2}$ of $SE\frac{1}{4}$); and the southeast quarter of the southeast quarter ($SE\frac{1}{4}$ of $SE\frac{1}{4}$), of Section Eighteen (18); the west half ($W\frac{1}{2}$) and the West half of the east half ($W\frac{1}{2}$ of $E\frac{1}{2}$) of Section Nineteen (19); the southwest quarter of the northwest quarter ($SW\frac{1}{4}$ of $NW\frac{1}{4}$) of Section Twenty-nine (29); and the north half ($N\frac{1}{2}$) of Section Thirty (30); all in Township Twenty-four (24) North, Range Fifty-three (53) East, Mount Diablo Base and Meridian. Containing approximately Three Thousand One Hundred Twenty (3120) Acres, and constituting what is commonly known as the Diamond Valley Ranch; Together with all the waters of Big Shipley Springs flowing, or to flow to, over or through said lands hereinbefore described, together with all water, water rights, dams, ditches, flumes, water-ways, and privileges used for the irrigation of said lands from said springs, and also with all of the water of those certain springs, situate in the northeast quarter ($NE\frac{1}{4}$) of Section Twenty-six (26), Township Twenty-four (24) North, Range Fifty-two (52) East, Mount Diablo Base and Meridian, flowing or to flow to, over or through said lands hereinbefore described, together with all the water, water rights, dams, ditches, flumes, water-ways and privileges used for the irrigation of said lands from said springs.

IV.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that this action be dismissed as to Eldred G. Winnie, Harvey Carpenter, W.J. Townsend and William Spinner, who have heretofore been made parties hereto.

V.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED and FOUND to be a fact by this Court that the Diamond Valley Live Stock and Land Company, a corporation heretofore existing under and by virtue of the laws of Nevada, and Huntington Valley Stock and Land Company, a corporation heretofore existing under and by virtue of the laws of Nevada, have ceased the user of their franchises for a period of over thirty years, and have conveyed all of their property, both real and personal by means conveyances, to the Huntington and Diamond Valley Stock and Land Company, the plaintiff herein, and said corporations are no longer in existence.

VI.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that each of the parties to this action pay its or their own costs herein.

Done in open Court, this 2nd day of March, 1918.

E.J. L. Taber
District Judge.

IN THE FOURTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA,
IN AND FOR THE COUNTY OF ELKO.

I, MAE E. CAINE, County Clerk and ex-officio Clerk of the Fourth Judicial District of the State of Nevada, in and for the County of Elko, do hereby certify that I have compared the foregoing with the original thereof, and that I am the keeper of all said original, keeping same on file in my office as the legal custodian, and keeper of the same under the laws of the State of Nevada, and I further certify that the foregoing copy, attached hereto is a full, true and correct copy of the DECREE in that certain action wherein Huntington and Diamond Valley Stock and Land Company, a corporation is plaintiff, and The Huntington Valley and Land Company, a corporation, et al are defendants which said action is numbered 2380 and now on file in my office.

I do further certify that the same has not been altered, amended or set aside, but is still of full force and effect.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Seal of the said Court this 4th day of May, A.D. , 1944.

(SEAL OF COURT)

Mae E. Caine
County Clerk.

I, JAMES DYSART, Judge of the Fourth Judicial District Court of the State of Nevada, in and for the County of Elko, do hereby certify that said Court is a Court of Record, having a Clerk and a Seal; that MAE E. CAINE, who has signed the annexed attestation, is the duly elected and qualified County Clerk of the County of Elko, and was at the time of signing said attestation, ex-officio Clerk of said Court.

That said signature is her genuine handwriting, and that all her official acts as such Clerk are entitled to full faith and credit.

And I further certify that said attestation is in due form of law.

WITNESS My hand this 4th day of May, A.D. 1944.

(SEAL OF COURT)

James Dysart
Judge of the Fourth Judicial District Court
of the State of Nevada, in and for the
County of Elko.

STATE OF NEVADA)
) ss.
COUNTY OF ELKO)

I, MAE E. CAINE, County Clerk and ex-officio Clerk of the Fourth Judicial Court of the State of Nevada, in and for the County of Elko, do hereby certify that the Honorable JAMES DYSART whose name is subscribed to the preceding Certificate, is the Judge of said Court, duly elected and qualified, and that the signature of said judge to said Certificate is genuine.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Seal of the said Court this 4th day of May, A.D. 1944.

Mae E. Caine
County Clerk and ex-officio Clerk of the Fourth
Judicial District Court of the State of Nevada,
In and for the County of Elko.

ENDORSED: No. 2380 IN THE FOURTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA IN AND FOR ELKO COUNTY. HUNTINGTON AND DIAMOND VALLEY STOCK AND LAND COMPANY, a corporation, Plaintiff, vs. THE HUNTINGTON VALLEY STOCK AND LAND COMPANY, a corporation, et al Defendants. DECREE Service of the within by copy, admitted _____, 191__ Attorneys for _____ Filed this 2nd day of March, 1918. M.J. KEITH, Clerk, MAE McNAMARA, Deputy. Cheney, Downer, Price & Hawkins, Reno, Nevada. Attorneys for certain defendants.

Recorded at the request of H.U. Castle May 6, A.D. 1944 At 45 minutes past 10 A.M.

Peter Merialdo --- Recorder.