

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made the 10<sup>th</sup> day of OCTOBER, 1962, between ANGEL CAROL FLORIO BERVILER, party of the first part and hereinafter referred to as "Grantor", and C. R. COCHENOUR and GUY WINN parties of the second part and hereinafter referred to as "Grantees",

WITNESSETH:

That the said Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) lawful money of the United States of America, and other good and valuable considerations, the receipt whereof is hereby acknowledged, does hereby grant, bargain and sell unto said Grantees and to their heirs and assigns forever, all of the following lots, pieces and parcels of land, improvement, and/or appurtenances, all of which are situate in the County of Eureka, State of Nevada, commonly called the HAY RANCH, and more particularly described as follows, viz.,

Hay RanchTownship 20 North, Range 52 East

Section 17: SW 1/4 and the SW 1/4 of the SE 1/4  
Section 18: S 1/2 of the NW 1/4, SW 1/4 of the NE 1/4  
E 1/2 of the SW 1/4 and SE 1/4  
Section 19: SE 1/4 of the NE 1/4  
Section 20: N 1/2 and the NW 1/4 of the SE 1/4  
Section 21: SE 1/4 of the NW 1/4  
Section 22: N 1/2 of the SE 1/4  
Section 23: W 1/2 of the SW 1/4, SE 1/4 of the SW 1/4  
SW 1/4 of the SE 1/4  
Section 26: NE 1/4 of the NW 1/4 and NW 1/4 of the NE 1/4

Township 20 North, Range 53 East

Section 28: NW 1/4 of the NW 1/4

Rudabega Land:Township 22 North, Range 50 East

Section 19: SE 1/4 of NE 1/4 and NE 1/4 of SW 1/4

1 TOGETHER WITH all water, water rights, dams and  
2 ditches now or heretofore used upon or in connection with the  
3 above described premises;

4 TOGETHER WITH all water certificates and water appli-  
5 cations and water rights of every name, nature, kind and de-  
6 scription used in connection with the above described pre-  
7 mises, including but not limited to the following:

8 1. Railroad Springs: Nevada State Engineer's Certificate  
9 No. 1440 (issued under Application and Permit No. 8184).

10 2. Trap Corral Springs: Nevada State Engineer's Certifi-  
11 cate No. 1441 (issued under Application and Permit No. 8185).

12 3. Hash Spring: Nevada State Engineer's Certificate  
13 No. 1439 (issued under application and Permit No. 8139).

14 4. Highway Springs: Nevada State Engineer's Certificate  
15 No. 1624 (issued under Application and Permit No. 7626),  
16 and Nevada State Engineer's Certificate No. 1852 (issued  
17 under Application and Permit No. 8256).

18 5. Treasurer Well: Nevada State Engineer's Certificate  
19 No. 4039 (issued under Application and Permit No. 11188.)

20 TOGETHER WITH the following: The range and water  
21 rights heretofore used in the operation of said HAY RANCH, and  
22 which is more specifically set forth hereafter: all of that  
23 range and all of those water rights lying up to the division  
24 point of the range and water rights being sold by A. C. FLORIO  
25 to BERTRAND ARAMBEL, JAMES ITHURRALDE and JOHN IROS, under that  
26 certain agreement made and entered into between the parties  
27 thereto, under date of September 20, 1949. Also that certain  
28 Spring known as Ash Spring; also that certain Spring known  
29 as Lone Wolf Spring, or better known as Sullivan Spring; also  
30 that certain Spring known as Midway Well; also what is known as  
31 Treasurer Well; and also what is known as Mint Well; also the  
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1 range and water rights that go in Diamond Valley south of  
2 Sullivan Spring and northwest of Midway Well; and also all  
3 rights and interest in that well dug by A. C. FLORIO, and upon  
4 which a protest has been filed against one James Hunter.

5 PROVIDED HOWEVER, that Vendor hereby sells and con-  
6 veys and purports to sell and convey only such water certificates,  
7 water applications, and water rights as she owns, and no more;

8 TOGETHER WITH all Taylor Grazing Rights appurtenant  
9 to the above described premises;

10 EXCEPTING, however, an undivided one-half (1/2)  
11 interest in and to all oil and gas or oil or gas situate,  
12 lying or being under the surface of any of the above described  
13 real property and the right to one-half (1/2) of all the royal-  
14 ties whether in kind or money paid by any lessee for the right  
15 to develop and produce either gas or oil or gas and oil.

16 TOGETHER WITH ALL AND SINGULAR, the tenements, here-  
17 ditaments and appurtenances thereunto belonging and in anywise  
18 appertaining, and the reversion and reversions, remainder and  
19 remainders, rents, issues and profits thereof.

20 TO HAVE AND TO HOLD, ALL AND SINGULAR, the said pre-  
21 mises, together with the appurtenances, unto the said Grantees  
22 and to their heirs and assigns forever.

23 IN WITNESS WHEREOF, the said Grantor has hereunto  
24 signed her name as of the date first above appearing.

25  
26 Angel Carol Florio Berviler  
27 Angel Carol Florio Berviler  
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1 STATE OF NEVADA )  
2 COUNTY OF WASHOE ) SS.

3 On this 10<sup>th</sup> day of October, 1962, personally  
4 appeared before me, a Notary Public in and for said County and  
5 State, ANGEL CAROL FLORIO BERVILER, known to me to be the person  
6 described in and who executed the foregoing instrument, who  
7 acknowledged to me that she executed the same freely and volun-  
8 tarily and for the uses and purposes therein mentioned.

9 IN WITNESS WHEREOF, I have hereunto set my hand and  
10 affixed my official seal the day and year last above written.



William S. Eddy  
Notary Public

15 My Commission Expires:

16 July 28, 1963  
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29 **40129**

30 FILE NO. \_\_\_\_\_

31 Filed for record at the request of First National Bank of Nevada  
32 August 20, 1964, at 15 minutes past 3 P. M. Recorded in  
Book 5 of Official Records, page 339-342, Records of EUREKA  
COUNTY, NEVADA.

Fee: \$ 3.95 William A. McLaughlin, Recorder.