

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made and entered into this 19<sup>th</sup> day of February, 1965, by and between PETE ETCHEVERRY, a widower, of the County of Eureka, State of Nevada, First Party, and FILBERT ETCHEVERRY and MICHEL ETCHEVERRY, a co-partnership doing business under the firm name and style of EUREKA LIVESTOCK COMPANY, Second Parties,

W I T N E S S E T H:

That for and in consideration of the sum of TEN DOLLARS, (\$10.00), lawful money of the United States of America, to the First Party in hand paid by the Second Parties, and for other good and valuable consideration, the receipt whereof is hereby acknowledged, the First Party does by these presents grant, bargain, sell and convey unto the said Second Parties, as tenants in co-partnership, and to the heirs, executors, administrators and assigns of the said Second Parties, the following described real property situate in the counties of Lander and Eureka, in the State of Nevada, and more particularly described as follows:

In T. 21 N., R. 48 E., M.D.B.& M.

Section 10: NE $\frac{1}{4}$ SW $\frac{1}{4}$ ; NW $\frac{1}{4}$ SE $\frac{1}{4}$ ; S $\frac{1}{2}$ SE $\frac{1}{4}$   
 19: SE $\frac{1}{4}$ SW $\frac{1}{4}$ ; S $\frac{1}{2}$ SE $\frac{1}{4}$   
 29: N $\frac{1}{2}$ N $\frac{1}{2}$ ; S $\frac{1}{2}$ NW $\frac{1}{4}$ ; SW $\frac{1}{4}$ NE $\frac{1}{4}$   
 30: E $\frac{1}{2}$ NW $\frac{1}{4}$ ; NE $\frac{1}{4}$ ; NW $\frac{1}{4}$ SE $\frac{1}{4}$   
 35: NE $\frac{1}{4}$ SW $\frac{1}{4}$ ; NW $\frac{1}{4}$ SE $\frac{1}{4}$

In T. 22 N., R. 47 E., M.D.B.& M.

Section 12: S $\frac{1}{2}$ NW $\frac{1}{4}$

In T. 22 N., R. 48 E., M.D.B.& M.

Section 17: NW $\frac{1}{4}$ SE $\frac{1}{4}$   
 21: NW $\frac{1}{4}$ SW $\frac{1}{4}$

Subject to any easements of record.

TOGETHER with all buildings, fences, structures, improvements, barns, corrals and all other improvements located on said real property.



TOGETHER with all water, water rights, rights to the use of water, dams, ditches, canals, pipelines, reservoirs, wells, pumps, pumping stations, engines and all other means for the diversion or use of waters appurtenant to the said property or any part thereof, or now or hereafter used or enjoyed in connection therewith, for irrigation, stock watering, domestic, or any other use, or for the drainage of all or any part of said lands, and including all permits, if any, issued by the State Engineer of the State of Nevada, and any and all applications to appropriate water.

TOGETHER with all stock watering rights, vested or permitted, now or heretofore or hereafter used in connection with the use of said lands, including all stock watering sources located on the above described real property, or on any public domain or other lands, and located in the Robert's Creek Unit or the Underwood Unit, said units being administrative units established by the Bureau of Land Management, Department of the Interior. It is understood and agreed that First Party is the owner of certain stock watering rights, in two springs located in the Duckwater Unit, being an administrative unit established by the Bureau of Land Management, Department of the Interior, and said two springs are reserved to the First Party.

TOGETHER with the following permits, applications or certificates, owned by the First Party, a particular description of which is set forth herein, without limitation on the general language contained in the foregoing clauses:

- Application No. 9058, represented by Certificate of Appropriation No. 2049;
- Application No. 4613, represented by Certificate of Appropriation No. 1656;
- Application No. 4758, represented by Certificate of Appropriation No. 1657;
- Application No. 7424, represented by Certificate of Appropriation No. 1299;
- Application No. 7893, represented by Certificate of Appropriation No. 1655;
- Application No. 13674.

TOGETHER with all range rights and grazing rights, together with all rights to graze livestock on the Public Domain under what is known as the Taylor Grazing Act, in the Robert's Creek and Underwood Units, which units are administrative units established by the Bureau of Land Management, Department of the Interior, and without limitation, any and all other range rights and grazing rights, save and except the First Party

reserves the so-called winter sheep rights, which have heretofore been used in connection with the above-described real property and which rights are located in the Stone Cabin, Sand Springs, Antelope, Hot Creek and Reveille Units, being administrative units established by the Bureau of Land Management, Department of the Interior, and in connection with such winter sheep rights, the First Party reserves the right to transfer same to other base properties to be selected by the First Party.

There is reserved to the First Party an undivided one-half interest in and to all petroleum, oil, natural gas or other hydro-carbon substances, and any and all other mineral, minerals or mineral rights, in, upon or under said lands owned or possessed by the First Party, together with the right to enter on said lands to prospect for, recover and remove the same.

TOGETHER with all of the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD the same unto the said Second Parties, as tenants in co-partnership, and to the heirs, executors, administrators and assigns of the said Second Parties, forever.

IN WITNESS WHEREOF, the said First Party has hereunto set his hand the day and year in this instrument first above written.

RECORDED AT THE REQUEST OF  
PETER ETCHEVERRY  
BY  
JAMES J. ...  
CLERK OF OFFICIAL RECORDS  
STATE OF NEVADA  
COUNTY OF ...

*Pete Etcheverry*  
PETE ETCHEVERRY

STATE OF NEVADA,  
COUNTY OF ELKO



On this 19<sup>th</sup> day of February, 1965, personally appeared before me, a Notary Public in and for said County and State, PETE ETCHEVERRY, known to me to be the person described in and who executed the foregoing instrument, who acknowledged to me that he executed the same freely and voluntarily and for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Official Seal the day and year in this Certificate first above written.

*William A. McFarland*  
NOTARY PUBLIC

My Commission Expires Oct. 14, 1965

