

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made and entered into the 22nd day of April, 1965, by and between WILLIAM R. RAND, also known as W. R. RAND, and ELLA M. RAND, his wife, of the County of Eureka, State of Nevada, First Parties, and RAND & SON, INC., a Nevada corporation, Second Party,

W I T N E S S E T H:

That the said First Parties, for and in consideration of the sum of TEN (\$10.00) DOLLARS, lawful money of the United States of America, to them in hand paid by the Second Party, and other good and valuable consideration, receipt whereof is hereby acknowledged, do by these presents grant, bargain, sell and convey unto the said Second Party, and to its successors and assigns forever, all that certain real property situate in the County of Eureka, State of Nevada, and more particularly described as follows, to-wit:

In T. 29 N., R. 52 East, M.D.B.& M.

Section 7: All  
17: S $\frac{1}{2}$

In T. 30 N., R. 52 East, M.D.B.& M.

Section 16: SE $\frac{1}{4}$ NW $\frac{1}{4}$ ; SW $\frac{1}{4}$   
18: E $\frac{1}{2}$   
19: All  
20: All  
21: E $\frac{1}{4}$ NW $\frac{1}{4}$ ; W $\frac{1}{2}$ W $\frac{1}{2}$   
28: S $\frac{1}{2}$ S $\frac{1}{2}$   
29: All  
30: All

In T. 30 N., R. 50 E., M.D.B.& M.

Section 11: All  
13: All  
14: N $\frac{1}{2}$ NE $\frac{1}{4}$ ; SE $\frac{1}{4}$ NE $\frac{1}{4}$ ; NE $\frac{1}{4}$ NW $\frac{1}{4}$ ; NE $\frac{1}{4}$ SE $\frac{1}{4}$   
24: NE $\frac{1}{4}$ ; NE $\frac{1}{4}$ NW $\frac{1}{4}$ ; NE $\frac{1}{4}$ SE $\frac{1}{4}$

In T. 30 N., R. 51 E., M.D.B.& M.

Section 9: SE $\frac{1}{4}$ NE $\frac{1}{4}$   
14: S $\frac{1}{2}$ SE $\frac{1}{4}$   
16: All  
17: All  
18: All

In T. 30 N., R. 51 E., M.D.B.& M. - continued

Section 19: All  
 20: N $\frac{1}{2}$ NE $\frac{1}{4}$ ; SE $\frac{1}{4}$ NE $\frac{1}{4}$ ; NW $\frac{1}{4}$ ; S $\frac{1}{2}$   
 21: All  
 22: All  
 23: All  
 24: All  
 25: All  
 26: All  
 27: All  
 28: All  
 29: All  
 30: Lots 1, 3, 4, NE $\frac{1}{4}$ NW $\frac{1}{4}$

TOGETHER with any and all other real property located in the Pine Valley area of Eureka County, Nevada, owned by the First Parties, whether the same is correctly described herein or not, and used, owned or acquired by the First Parties in connection with that certain ranching operation known as the "WILLIAM R. RAND RANCH", and which includes any and all real property owned by the First Parties situate within the above townships and ranges, whether correctly or incorrectly described hereinabove, or whether described at all.

SUBJECT to any highway rights of way or 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, pipe lines, 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, stockwatering, domestic, or any other use, or for the drainage of all or any part of said lands, including, but without limitation thereto, the waters adjudicated as appurtenant to the said property, or any part thereof by any pertinent decree of that certain proceeding entitled, "In the Matter of the Determination of the Relative Rights of Claimants and Appropriators of the Waters of the Humboldt River Stream System and its Tributaries", being Civil Action 2804 in the Sixth Judicial District Court of the State of Nevada, in and for the County of Humboldt, 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 stockwatering rights, vested or permitted, now or heretofore or hereafter used in connection with the use of said lands, including all stockwatering sources located on the above described real property, or on any public domain or other lands.

TOGETHER with all range rights and grazing rights, and in particular, but without limitation thereto, all rights to graze livestock on the public domain under what is known as the Taylor Grazing Act, used or enjoyed in connection with any of said property.

TOGETHER with all rights in and to all range improvement projects, reseeding projects and cooperative agreements existing between the First Parties and the United States Department of the Interior, Bureau of Land Management, together with any and all rights to be reimbursed for any such expenditures as may be authorized by the said rules and regulations of the Department of the Interior, Bureau of Land Management.

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 said premises, together with the appurtenances, unto the said Second Party, its successors and assigns forever.

IN WITNESS WHEREOF the said First Parties have hereunto set their hands as of the day and year first hereinabove written.

William R. Rand  
WILLIAM R. RAND, also known as  
W. R. RAND

Ella M. Rand  
ELLA M. RAND

STATE OF NEVADA, )  
                          ) SS.  
COUNTY OF ELKO.  )

On this 22nd day of April, 1965, personally appeared before me, a Notary Public in and for said County and State, WILLIAM R. RAND, also known as W. R. RAND, and ELLA M. RAND, his wife, known to me to be the persons described in and who executed the foregoing instrument, who acknowledged to me that they 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.

File No. 42061  
RECORDED AT THE REQUEST OF  
Mann & Scott  
May 23 A. D. 1966  
at 03 minutes past 8 A. M.  
in Book 10 of OFFICIAL RECORDS  
Page 519-521 Records of  
EVREKA COUNTY, NEVADA  
Recorder  
Fee \$ 4.75

Kenneth L. Mann  
NOTARY PUBLIC



MANN AND SCOTT  
LAWYERS  
875 COURT STREET  
ELKO, NEVADA 89801