

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made and entered into as of the 3<sup>rd</sup> day of June, 1966, by and between PIETRINA ETCHEGARAY, also known as PIETRINA MARGARET ETCHEGARAY, a widow, and LeROY W. ETCHEGARAY, also known as LeROY ETCHEGARAY and LeROY WAYNE ETCHEGARAY, and MARY JEANNE ETCHEGARAY, his wife, of the County of Eureka, State of Nevada, First Parties, and SANTA FE LAND & CATTLE CORPORATION, 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 DOLLARS (\$10.00), 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, lying and being in the County of Eureka, State of Nevada, more particularly described as follows, to-wit:

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

Section 36: W $\frac{1}{2}$ NE $\frac{1}{4}$ ; NW $\frac{1}{4}$ SE $\frac{1}{4}$ ; Lot 1 (NE $\frac{1}{4}$ NE $\frac{1}{4}$ );  
Lot 2 (SE $\frac{1}{4}$ NE $\frac{1}{4}$ ) and Lot 3 (NE $\frac{1}{4}$ SE $\frac{1}{4}$ )

In T. 20 N., R. 49 E., M.D.B.& M.

Section 8: N $\frac{1}{2}$ SE $\frac{1}{4}$   
9: SW $\frac{1}{4}$   
15: S $\frac{1}{2}$ NW $\frac{1}{4}$ ; N $\frac{1}{2}$ SW $\frac{1}{4}$ ; NW $\frac{1}{4}$ SE $\frac{1}{4}$   
16: NW $\frac{1}{4}$ NE $\frac{1}{4}$ ; NE $\frac{1}{4}$ NE $\frac{1}{4}$ ; S $\frac{1}{2}$ NE $\frac{1}{4}$ ; NE $\frac{1}{4}$ NW $\frac{1}{4}$

SUBJECT to any rights of way or easements of record, or reservations contained in patents.

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 any and all other means for the diversion or use of waters appurtenant to the said property or any part thereof, or now or heretofore 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 all vested rights, and including all permits, if any, issued by the State Engineer of the State of Nevada, and any and all applications to appropriate water. The following filings of water rights in the office of the State Engineer of the State of Nevada are included, without limitation, as it is the intent of the First Parties to include herein all vested rights which have accrued which are appurtenant to the above-described real property by virtue of prior and customary use.

Proof of Appropriation of Water from Cottonwood Creek, No. 10769.

Certificate of Appropriation No. 5334, for water from an underground well.

Certificate of Appropriation No. 5310, for water from Ferguson Creek.

Certificate of Appropriation No. 5311, for water from an unnamed stream and springs in Grubb Canyon.

Certificates of Appropriation Nos. 2055, 2056, 2057, 2058, 2059, 4202 and 4068, to water livestock.

Together with all other stockwatering rights, vested or permitted, now or heretofore customarily 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.

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

TOGETHER with any and all rights in any range improvement projects or cooperative agreements constructed on the public domain in cooperation with the Bureau of Land Management, and all of the First Parties' right in and to any and all other corrals, improvements or structures located on the public domain.

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

RESERVING UNTO THE First Parties, one-half of all oil, gas, or other mineral rights of any name or nature, now owned by the Sellers, situate in, under or upon any of the real estate hereinabove described.

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.

Pietrina Etchegaray  
PIETRINA ETCHEGARAY

LeRoy W. Etchegaray  
LeROY W. ETCHEGARAY

Mary Jeanne Etchegaray  
MARY JEANNE ETCHEGARAY

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

On this 3<sup>rd</sup> day of June, 1966, personally appeared before me, a Notary Public in and for said County and State, PIETRINA ETCHEGARAY, also known as PIETRINA MARGARET ETCHEGARAY, a widow, LeROY W. ETCHEGARAY, also known as LeROY ETCHEGARAY and LeROY WAYNE ETCHEGARAY, and MARY JEANNE ETCHEGARAY, 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.

Kenneth L. Mann  
NOTARY PUBLIC



Title Insurance and Trust Company

MANN AND SCOTT  
LAWYERS  
575 COURT STREET  
ELKO, NEVADA 89601

File No. 42143  
RECORDED AT THE REQUEST OF  
Title Insurance & Trust Co.  
June 20 A. D. 1966  
at 46 minutes past 11 A. M.  
in Book 11 of OFFICIAL RECORDS  
Page 37-39 Records of  
EUREKA COUNTY, NEVADA  
Muller, A. W. Paul  
Recorder  
Fee \$4.95