

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made the 1 day of MARCH, 1965, between C. R. COCHENOUR and GUY WINN, parties of the first part and hereinafter referred to as "Grantors", and LUCKY C CATTLE CO., party of the second part and hereinafter referred to as "Grantee",

WITNESSETH:

That the said Grantors, 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 Grantee 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

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

TOGETHER WITH all water certificates and water applications and water rights of every name, nature, kind and description used in connection with the above described premises, including but not limited to the following:

1. Railroad Springs: Nevada State Engineer's Certificate No. 1440 (issued under Application and Permit No. 8184).
2. Trap Corral Springs: Nevada State Engineer's Certificate No. 1441 (issued under Application and Permit No. 8185).
3. Hash Spring: Nevada State Engineer's Certificate No. 1439 (issued under Application and Permit No. 8139).
4. Highway Springs: Nevada State Engineer's Certificate No. 1624 (issued under Application and Permit No. 7626), and Nevada State Engineer's Certificate No. 1852 (issued under Application and Permit No. 8256).
5. Treasurer Well: Nevada State Engineer's Certificate No. 4039 (issued under Application and Permit No. 11188).

TOGETHER WITH the following: The range and water rights heretofore used in the operation of said HAY RANCH, and which is more specifically set forth hereafter: all of that range and all of those water rights lying up to the division point of the range and water rights being sold by A. C. FLORIO to BERTRAND ARAMBEL, JAMES ITHURRALDE and JOHN IROS, under that certain agreement made and entered into between the parties thereto, under date of September 20, 1949. Also that certain Spring known as Ash Spring; also that certain Spring known as Lone Wolf Spring, or better known as Sullivan Spring; also that certain Spring known as Midway Well; also what is known as Treasurer Well; and also what is known as Mint Well; also the

range and water rights that go in Diamond Valley south of Sullivan Spring and northwest of Midway Well; and also all rights and interest in that well dug by A. C. FLORIO, and upon which a protest has been filed against one James Hunter.

PROVIDED HOWEVER, that Vendor hereby sells and conveys and purports to sell and convey only such water certificates, water applications and water rights as they own, and no more;

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

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

TOGETHER WITH ALL AND SINGULAR, the tenements, hereditaments and appurtenances thereunto belonging and in any-wise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD, ALL AND SINGULAR, the said premises, together with the appurtenances, unto the said Grantees and to their heirs and assigns forever.

IN WITNESS WHEREOF, the said Grantors have hereunto signed their names as of the date first above appearing.


C. R. Cochenour


Guy Winn

STATE OF CALIFORNIA,

COUNTY OF Los Angeles

ss.

ON March 1, 1965,

before me, the undersigned, a Notary Public in and for said State, personally appeared
C. R. Cochenour & Guy Winn

_____, known to me,
to be the person ^s whose name ^s are _____ subscribed to the within instrument,
and acknowledged to me that ^t he ^y executed the same.

WITNESS my hand and official seal.



Donna J. Carrigan
Donna J. Carrigan

NAME (TYPED OR PRINTED)
Notary Public in and for said State.

ACKNOWLEDGMENT—General—Wolcotts Form 233—Rev. 3-64

RECORDED AT THE REQUEST OF
Gray, Horton & Hill

on December 28, 1967

at 42 mins. past 10 A. M.

in Book 21 of OFFICIAL

RECORDS, 467-470, RECORDS

OF SUNDAY, DECEMBER 24, 1967

Recorded *Shirley A. McPart*

File No. 45787 Fee \$ 6.00