

GRANT DEED

THIS INDENTURE, made and entered into this 5<sup>th</sup> day of April, 1968, by and between MAGNUSON RANCH, a copartnership composed of JOHN C. CARPENTER, JR., and ANDREW J. MAGNUSON, and ROSEANN S. CARPENTER, wife of John C. Carpenter, Jr., Elko County, Nevada, parties of the first part, and ITCAINA LIVESTOCK, a copartnership composed of EARL EDGAR and H. GORDON LATHROP, whose address is P. O. Box 889, Elko, Nevada, party of the second part,

W I T N E S S E T H:

That the said party of the first part, in consideration of the sum of TEN DOLLARS (\$10.00), lawful money of the United States of America, to it in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, does by these presents grant, bargain and sell unto the said party of the second part, and to its successors and assigns forever, all those certain pieces or parcels of land situate in the County of Eureka, State of Nevada, that are described as follows:

TOWNSHIP 31 NORTH, RANGE 50 EAST, M.D.B.&M.

Section 31: SW $\frac{1}{4}$  and S $\frac{1}{2}$  of SE $\frac{1}{4}$

TOWNSHIP 30 NORTH, RANGE 50 EAST, M.D.B.&M.

Section 5: All

Together with all buildings and improvements thereon.

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

RESERVING however to the Grantor, its successors and assigns a right of way and road easement in and to, over and along any and all road or roads now on or which cross said lands or any portion thereof. This easement shall be 60 feet in width, 30 feet on each side of the centerline of any such road or roads and shall include, without being limited to, the right to trail livestock of all classes and kinds on, along and over any such road or roads and such right of way and easement.

FURTHER RESERVING to the Grantor, its successors and assigns

VAUGHAN, HULL, McDANIEL & MARFISI  
ATTORNEYS AND COUNSELORS  
530 IDAHO STREET  
ELKO, NEVADA

the right to graze, feed, water and trail livestock of all classes and kinds upon the above described lands, or any portion thereof, which is not enclosed by a livestock fence of suitable construction to keep all kinds of livestock of the grantor, or its successors or assigns out of any such fenced area, without payment of any rent or other compensation for such use. Provided, however, that the enclosure of any portion of the above-described lands by such livestock fence shall automatically terminate forever Grantor's right to make such use of the parcel of lands so fenced.

SUBJECT to the following:

1. All reservations, mineral or otherwise, by third parties or governments, and all rights of ingress and egress reserved in connection therewith.
2. All easements, licenses, privileges, rights of way, ways, roads, highways, ditches, and pole line transmission lines, in, on, under or across said land or any portion thereof.

TO HAVE AND TO HOLD the said premises, together with the appurtenances, unto the said party of the second part, and to tis successors and assigns forever.

IN WITNESS WHEREOF, the party of the first part has caused this conveyance to be executed the day and year first above written.

MAGNUSON RANCH, a copartnership

BY

John C. Carpenter, Jr.  
JOHN C. CARPENTER, JR.

Andrew J. Magnuson  
ANDREW J. MAGNUSON

Roseann S. Carpenter  
ROSEANN S. CARPENTER

STATE OF NEVADA )

) SS.

COUNTY OF ELKO )

On this 5<sup>th</sup> day of April, 1968, personally appeared before me, a Notary Public, JOHN C. CARPENTER, JR., and ANDREW J. MAGNUSON and ROSEANN S. CARPENTER, wife of John C. Carpenter, Jr., who acknowledged that they executed the foregoing instrument.

VAUGHAN, HULL, McDANIEL & MARFISI

RECORDED AT THE REQUEST OF VAUGHAN, HULL, McDANIEL & MARFISI  
on DEC. 18 1968, at 14 mins. past 11 A. M. in  
Book 26 of OFFICIAL RECORDS, page 488-489 RECORDS OF  
EUREKA COUNTY, NEVADA. Willie M. Hitt Recorder.

File No. 48142

Fee \$ 4.00

VAUGHAN, HULL, McDANIEL & MARFISI  
ATTORNEYS AND COUNSELORS  
530 IDAHO STREET  
ELKO, NEVADA

Jack E. Hull  
NOTARY PUBLIC



JACK E. HULL  
Notary Public - State of Nevada  
Elko County, Nevada  
Commission Expires Aug. 4, 1971

2.