

EXHIBIT A

DESCRIPTION

All those certain lots, pieces or parcels of land situate in the County of Eureka, State of Nevada, particularly described as follows, to-wit:

PARCEL I

TOWNSHIP 23½ NORTH, RANGE 49 EAST, M.D.B. & M.

Section 1: Lot 3.

TOWNSHIP 24 NORTH, RANGE 49 EAST, M.D.B. & M.

Section 9: N½NW¼; SE½NW¼; SW½NE¼.
Section 10: SE½SW¼; SW½SE¼.
Section 12: SW½SE¼; NE½SE¼.
Section 13: NE½NW¼; SW½NW¼; NW½SW¼.
Section 14: SE½SE¼.
Section 15: N½NW¼.
Section 23: NE½NE¼; SW½NE¼; W½SE¼.
Section 26: W½E½; NE½NW¼.
Section 35: E½W½.

TOWNSHIP 24 NORTH, RANGE 50 EAST, M.D.B. & M.

Section 2: Lot 3, SE½NW¼.
Section 7: Lot 2.

TOWNSHIP 25 NORTH, RANGE 50 EAST, M.D.B. & M.

Section 24: SE½NW¼; NW½SW¼.
Section 25: S½SW¼; SE¼.
Section 28: W½NE¼; SE½NW¼; S½SW¼.
Section 32: SE½NE¼.
Section 33: NW½NW¼.
Section 35: E½NE¼; SW½NE¼; E½SW¼; SE¼.
Section 36: NW½NE¼; NW¼; NW½SW¼.

TOWNSHIP 26 NORTH, RANGE 50 EAST, M.D.B. & M.

Section 1: SE½NE¼; W½SW¼; E½SE¼.
Section 11: NE½NE¼.
Section 12: E½NE¼; NE½SE¼.
Section 24: E½SE¼.

-o-

PARCEL NO. I CONTINUED:

TOWNSHIP 25 NORTH, RANGE 51 EAST, M.D.B. & M.

Section 6: Lots 3, 4, 5, 6 and 7; SE $\frac{1}{4}$ N $\frac{1}{2}$; E $\frac{1}{2}$ SW $\frac{1}{2}$.
Section 7: E $\frac{1}{2}$ NW $\frac{1}{2}$.
Section 19: SE $\frac{1}{2}$ SW $\frac{1}{2}$.
Section 30: NW $\frac{1}{2}$ NE $\frac{1}{2}$; E $\frac{1}{2}$ NW $\frac{1}{2}$; Lots 2 and 3.
Section 35: N $\frac{1}{2}$ NW $\frac{1}{2}$.

TOWNSHIP 26 NORTH, RANGE 51 EAST, M.D.B. & M.

Section 6: Lots 3, 4, 5, 6 and 7; SE $\frac{1}{2}$ NW $\frac{1}{2}$; E $\frac{1}{2}$ SW $\frac{1}{2}$.
Section 7: Lots 1, 2, 3 and 4.
Section 18: Lots 1, 2, 3 and 4.
Section 19: Lots 1, 2, 3 and 4.
Section 30: Lots 1, 2, 3 and 4; E $\frac{1}{2}$ SW $\frac{1}{2}$.
Section 31: NW $\frac{1}{2}$ NE $\frac{1}{2}$; E $\frac{1}{2}$ W $\frac{1}{2}$; Lot 4; SW $\frac{1}{2}$ SE $\frac{1}{2}$.

TOWNSHIP 27 NORTH, RANGE 51 EAST, M.D.B. & M.

Section 30: S $\frac{1}{2}$ NE $\frac{1}{2}$; Lot 4; E $\frac{1}{2}$ SW $\frac{1}{2}$; N $\frac{1}{2}$ SE $\frac{1}{2}$.
Section 31: Lot 1.

PARCEL NO. II

TOWNSHIP 24 NORTH, RANGE 50 EAST, M.D.B. & M.

Section 20: W $\frac{1}{2}$ SW $\frac{1}{2}$.
Section 30: N $\frac{1}{2}$ NE $\frac{1}{2}$; NE $\frac{1}{2}$ NW $\frac{1}{2}$; Lot 1 (NW $\frac{1}{2}$ NW $\frac{1}{2}$).

TOWNSHIP 25 NORTH, RANGE 50 EAST, M.D.B. & M.

Section 32: NE $\frac{1}{2}$ SE $\frac{1}{2}$; SW $\frac{1}{2}$ SE $\frac{1}{2}$.

EXCEPTING, THEREFROM, all mines of gold, silver, copper, lead, cinnabar and other valuable minerals which may exist in said tract, including all gas, coal, oil and oil shales as reserved in Deeds conveying above parcels to TESSIE DAMELE, et al, executed by RUBY LAND CORPORATION, as recorded August 24, 1951 in Book 24 of Deeds at page 157; by HOMER D. TUTTLE and GLENDORA TUTTLE, as recorded August 22, 1951 in Book 24 of Deeds at page 158; and by FRANK D. CARROLL and NINA J. CARROLL, as recorded August 24, 1951 in Book 24 of Deeds at page 161, all Eureka County, Nevada, Records.

-o-

PARCEL NO. III

TOWNSHIP 24 NORTH RANGE 50 EAST, M.D.B. & M.

Section 14: SW $\frac{1}{4}$ NE $\frac{1}{4}$; SE $\frac{1}{4}$ NW $\frac{1}{4}$; SW $\frac{1}{4}$; W $\frac{1}{2}$ SE $\frac{1}{4}$.
Section 22: NE $\frac{1}{4}$.
Section 23: NW $\frac{1}{4}$.

EXCEPTING, THEREFROM, a one-fourth interest in all minerals, as reserved in Deed dated October 20, 1960, executed by JEAN SALLABERRY, et al, to CHARLES DAMELE, et al, and recorded October 26, 1960 in Book 25 of Deeds at page 467, Yureka County, Nevada, Records.

TOGETHER WITH all buildings and improvements situated thereon.

TOGETHER WITH the cements, hereditaments and appurtenances thereto belonging or in anywise appertaining, the reversion and reversions, remainders and remaindermen, rents, issues and profits thereof.

TOGETHER WITH all water, water rights, rights to the use of water, dams, ditches, canals, pipelines, reservoirs, wells, permits issued by the State Engineer's Office of the State of Nevada, and all other means of diversion of or use of water, pertinent to the said property or any part thereof, or used or enjoyed in connection therewith, and together with any stock water, water, water rights used or enjoyed in connection with the use of any of the said parcels of land.

TOGETHER WITH all range rights and grazing rights, including all so-called Taylor Grazing rights or privileges, and all rights to graze cattle on the Public Domain now or heretofore used upon or in connection with said parcels of real property.

TOGETHER WITH one-half (1/2) of all minerals, oil or gas, presently owned by the Sellers, lying on, in or under the above parcels of real property, PURSUANT TO that certain oil and gas mining lease dated December 10, 1967 between CHARLES DAMELE, LEO J. DAMELE and JUDITH V. DAMELE, in co-partnership doing business under the name of MERRILL DAMELE & SONS, and all of the County of Esmeralda, State of Nevada, First Partition and Lease, and HOBBS MINERAL AND OIL CO., INC., a Nevada Corporation, Second Party and Lessee, and the First Partition hereby assigns unto the Second Party an undivided one-half interest in and to said oil and gas mining lease.

RESERVING, HOWEVER, unto the Sellers, one-half (1/2) of all minerals, oil or gas, presently owned by the Sellers, lying on, in or under the above parcels of real property, and an undivided one-half interest in and to the above mentioned oil and gas mining lease between First Partition HOBBS MINERAL AND OIL CO., INC., together

with the exclusive right at all times to enter upon or in said land to prospect for and drill, bore and recover and remove the same, it being understood that the right to enter upon or in said land, to prospect for and to drill, bore and recover and remove the same will be done in such a manner that it will not disrupt the operations on said premises or cause damage to said premises or surface or underground waters or water rights appurtenant thereto.

CHARLES B. RYAN, JR.
ATTORNEY AT LAW
SUITE SIX, PROFESSIONAL CENTER
476 COURT STREET
P. O. BOX 511
ELKO, NEVADA 89801

BOOK 34 PAGE 192

EXHIBIT "B"

JD RANCH

- 4 Bedroom home unfurnished
- 1 cement collar
- 1 small underground cellar
- 1 two room cinder block bunkhouse
- 1 two room small lumber bunkhouse
- 1 blacksmith shop with small tool house adjoining
- 1 large implement building
- 1 large building used as grainery and warehouse
- 1 cinder block power plant bldg.
- 1 railroad tie barn
- 1 railroad tie shed
- 1 railroad tie chicken house
- 1 milk barn poor condition lumber
- 1 livestock scale
- 1 railroad tie garage and shed adjoining
- 1 small grease and oil bldg.
- 1 water tank and pump bldg.
- 1 thousand gal. gas tank, gravity flow to service outlet
- 1 wash house, utility
- 1 swimming pool, 16x32 ft. cement
- 1 power plant 5 k.w. Wico Engine (all bldgs. wired)
- 1 one hundred foot well with 4" Fairbanks Morris pump and 12 h.p. engine on it
- 1 electric pressure pump and 500 gal. water tank for house use
- 1 livestock loading chute
- 1 Teco dehorning chute
- 1 truck and greasing car ramp
- Livestock corrals fair condition
- 1 Artesian water well for livestock purposes
- 1 Artesian water well irrigation and livestock water
- 1 six hundred gal. Diesel tank for power plant use
- 1 T. D. Six Crawler Tractor
- 1 Farmall C. Wheel tractor, gas
- 1 Diesel "500" case wheel tractor
- 1 M. Moline Gas, Wheel tractor
- 1 International Hay Baler, model 96 twice
- 1 Dodge truck 1 1/2 ton 1949 model flat bed
- 2 international hay mowers
- 1 Faruhand wheel rake, large
- 1 livestock spray rig
- 1 Hancock 6 yard scraper
- 1 Farm Hand double dump hay rake, tumble rake
- 1 Bob sled, fair condition
- 2 sulky hay rakes, fair condition
- 2 Meadow drags
- 1 hard rubber tire wagon fair condition
- 1 iron wheel hay wagon
- 1 Allie Chalmers tractor over, poor condition
- 1 dirt scraper
- 2 plows, one bottom, horse,
- 5 miles underground telephone cable
- 20,000 gal. water tank, wood
- 1 Caterpillar 40 h.p. engine and 10" pump for irrigation
- 1 12" well for irrigation
- 6 horse collars and several harness, fair condition
- 1 GMC 6x6 truck with flat rack
- 1 Lister motor and generator

SHIPLEY FIELD

- 1 livestock corral
- 1 corral (crowding pen)
- 1 loading chute
- 1 small one-room cabin

JESS KNIGHT

- 1 three room house (poor condition)
- 1 barn (poor condition)
- Livestock corrals (poor condition)

BIG SPRING FIELD

- 2 corrals, crowding pen and loading chute

RANGE CORRALS

- 1 branding corral - Trap Corral Canyon
 - 1 " " - Middle Mountain
 - 1 " " - Indian Ranch
 - 1 " " - Coyser Canyon
- (These are probably on public domain)

WILLOW CREEK

- 1 large new house - unfurnished
- 1 log house (fair condition) with collar (good condition)
- 1 storage house
- 1 log one room bunk house (fair condition)
- 1 large tie barn
- 1 milk barn
- 1 tie garage and shop
- 1 tie chicken house and storage room
- 1 livestock shed (poor condition)
- 1 livestock scales
- Good set of livestock corrals and loading chute
- 1 International 230 Gas. Wheel Tractor
- 1 Model B John Deere Wheel Tractor
- 1 Bale loader stacker
- 1 M Molina hay mower
- 1 Case three man wire baler
- 1 Disc
- 1 hay wagon
- 1 sulky rake
- 1 Onan 3 1/2 KW power plant
- 1 Allis Chalmers Model H Gas. Crawler Tractor

TONKIN RANCH

- 1 Garage
- 1 Shop 7000 lbs. load
- 1 machine shed
- 2 large horse
- 1 buck house
- 1 west house
- 2 barns
- 2 collars
- 1 power house
- 1 grain bin
- 1 butcher gallows
- 1 Fairbanks-Morse Scales

TOWNSIN RANCH

- 1 chicken house
- 1 Freeman Bala.
- 1 AG model B tractor
- 1 Farm Hand
- 1 Overshot stacker
- 1 bale loader
- 2 Horse buckrakes
- 1 International bang on mower
- 1 post hole digger
- 1 6" Fairbanks Morse 90¹-3 stage
- 1 AG tractor
- 1 John Deere Dr. 11, 12'
- 1 John Deere plow, 3 gang
- 1 Marker
- 1 International Wheel tractor
Model H and Olson Leader
- 1 Ditcher
- 1 wood saw
- 1 24" dump rake
- 1 hay wagon
- 1 Onans 3½ KW light plant
- 1 water wheel light plant 2½ KW

TOGETHER with all hay on premises as of June 1, 1968, subject only to the right of the First Parties to feed horses, more fully set forth in said Agreement.

TOGETHER with all horses except the personal horses of the First Parties.

RECORDED AT THE REQUEST OF Nevada Title Guaranty Co.
on Jan. 12, 1970, at 10:01 hrs. past 11 A. M. in
Book 34 of OFFICIAL RECORDS, page 188-195, RECORDS OF
CLERK COUNTY, NEVADA. William A. McPaul Recorder.
File No. 52045 Fee \$ 10.00