



GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made and entered into this 2nd day of January, 1970, by and between CHARLES DAMELE, LEO J. DAMELE and JOHN V. DAMELE, a co-partnership, doing business under the name of Stephen Damele & Sons, and CHARLES DAMELE, also known as CHARLES J. DAMELE, and JUANITA DAMELE, his wife, LEO J. DAMELE and ELLEN DAMELE, his wife, JOHN V. DAMELE and ROBERTA DAMELE, his wife, of the County of Eureka, State of Nevada, First Parties; and JOHN V. DAMELE and ROBERTA DAMELE, his wife, of the same place, Second Parties;

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, current money of the United States of America, to them in hand paid by the Second Parties, and other good and valuable consideration, the receipt whereof is hereby acknowledged, do by these presents grant, bargain, sell and convey unto the Second Parties as joint tenants with right of survivorship and not as tenants in common, and to the survivor of them, and to the heirs, executors, administrators and assigns of the survivor, all that certain real property situate, lying and being in the County of Eureka, State of Nevada, more particularly described as follows:

TOWNSHIP 22 NORTH, RANGE 50 EAST M.D.B.&M.

Section 19: SW $\frac{1}{4}$ NE $\frac{1}{4}$

TOGETHER with all buildings and improvements situate thereon.

CHARLES B. EVANS, JR.
ATTORNEY AT LAW
SUITE SIX, PROFESSIONAL CENTER
575 COURT STREET
P. O. B. # 211
ELKO, NEVADA 89801

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 for the 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 right used or enjoyed in connection with the use of any of the said above described property.

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 the above described property.

TOGETHER with one-third of all minerals, oil or gas presently owned by the Sellers, lying on, in or under the above described property.

RESERVING unto the Sellers, LEO J. DAMELE and CHARLES DAMELE, an undivided two-thirds interest in and to all minerals, oil or gas presently owned by the Sellers lying on, in or under the above described real property. Together with the exclusive right at all times to enter upon or in said land to prospect for and drill, bore, 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, recover and remove the same will be done in such a manner that it will not disrupt the operations on said premises or surface or underground waters or water rights appurtenant thereto.

TOGETHER with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, 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 Second Parties as joint tenants with right of survivorship and not as tenants in common, and to the survivor of them, and to the heirs, executors, administrators and assigns of the survivor forever.

