



GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made and entered into this 26th day of December, 1969, by and between BASIC INDUSTRIES, INC., a Nevada corporation, GRANTOR, and E. L. CLEVELAND of Las Vegas, Nevada, GRANTEE,

WITNESSETH:

That the said Grantor, for and 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 Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, does by these presents, grant, bargain, sell and convey unto the said Grantee, and to his successors and assigns, all that certain real property situate, lying and being in the County of Eureka, State of Nevada, particularly described as follows, to-wit:

TOWNSHIP 19 NORTH, RANGE 54 EAST, M.D.B.&M.

Section 5: SW $\frac{1}{4}$ SW $\frac{1}{4}$ ;  
Section 8: N $\frac{1}{2}$ SE $\frac{1}{4}$ ; SE $\frac{1}{4}$ NW $\frac{1}{4}$ ; SW $\frac{1}{4}$ NE $\frac{1}{4}$ ; N $\frac{1}{2}$ NW $\frac{1}{4}$ ;  
Section 9: NW $\frac{1}{4}$ SW $\frac{1}{4}$ ; S $\frac{1}{2}$ SW $\frac{1}{4}$ ;  
Section 16: E $\frac{1}{2}$ NW $\frac{1}{4}$ ; NE $\frac{1}{4}$ SW $\frac{1}{4}$ ; W $\frac{1}{2}$ SE $\frac{1}{4}$ ; SE $\frac{1}{4}$ SE $\frac{1}{4}$ ;

Excepting from Sections 5, 8, and 9 the following right of way, 20 feet in width, over and across the SW $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 5; N $\frac{1}{2}$ NW $\frac{1}{4}$ , SW $\frac{1}{4}$ NE $\frac{1}{4}$  and NE $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 8; NW $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 9, all in Township 19 North, Range 54 East, M.D.B.&M, for pole lines, conduits, underground cables and incidental purposes, as granted to the Bell Telephone Company of Nevada, in Right of Way recorded February 13, 1948, in Book 23, Page 236, File No. 27148 of Deeds, Eureka County, Nevada.

1 TOWNSHIP 20 NORTH, RANGE 54 EAST, M.D.B.&M.

2 Section 30: SE $\frac{1}{4}$ SW $\frac{1}{4}$ ; SW $\frac{1}{4}$ SE $\frac{1}{4}$ ;  
3 Section 31: Lots 2 and 3; Lot 6; NW $\frac{1}{4}$ NE $\frac{1}{4}$ ;  
4 Section 32: SW $\frac{1}{4}$ NW $\frac{1}{4}$ ; NE $\frac{1}{4}$ SW $\frac{1}{4}$ ;  
5 Section 33: N $\frac{1}{2}$ SW $\frac{1}{4}$ ;

6 Together with all improvements situate thereon.

7 TOGETHER WITH all buildings, improvements and appurten-  
8 ances situate thereon, together with all machinery and equipment  
9 used in connection therewith.

10 TOGETHER WITH all waters, water rights, rights to the  
11 use of water, dams, ditches, canals, pipelines, reservoirs and all  
12 other means for the diversion or use of waters appurtenant to the  
13 said property, or any part thereof, or used or enjoyed in connec-  
14 tion therewith; and together with all stockwatering rights used  
15 or enjoyed in connection with the use of any of such lands,  
16 including those on the public domain.

17 Grantor specifically conveys unto Grantee the following:

18 Poison Canyon Spring	State Certificate No. 1357
19 Dry Canyon Spring	State Certificate No. 1358
20 Simpson Creek	State Certificate No. 1951
21 DePaoli Creek Spring	State Certificate No. 1952
22 Simpson #2 Spring	State Certificate No. 2810

23 Excepting herefrom Simpson Spring No. 1, Wood Trough  
24 Spring, Green Canyon Spring, Eureka Canyon Creek,  
25 Bennett Spring, Cottonwood Spring, Ditch Canyon Spring,  
26 Four-Eyed Nick Spring, Rose Spring, Mud Spring and  
27 Rocky Knoll Spring.

28 TOGETHER WITH all and singular, the tenements, heredita-  
29 ments and appurtenances thereunto belonging or in anywise appertain-  
30 ing, the reversion and reversions, remainder and remainders, rents,  
issues and profits thereof.

It is the intention of the Grantor to sell and convey to  
the Grantee all the real property and appurtenant rights comprising



1 the Hunter Ranch, situated in the County of Eureka, State of  
2 Nevada, whether the same is hereinabove accurately described  
3 or not.

4 TO HAVE AND TO HOLD said premises, together with the  
5 appurtenances unto the said Grantee, its successors and assigns  
6 forever.

7 IN WITNESS WHEREOF, the Grantor has hereunto set its  
8 hand by its officers duly authorized the day and year in this  
9 instrument first above written.

10 BASIC INDUSTRIES, INC.

11 By John P. Thatcher  
12 JOHN P. THATCHER, President

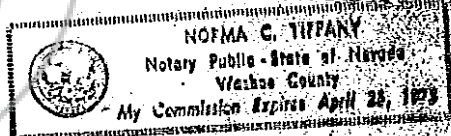
13 By Ardis K. Thatcher  
14 ARDIS K. THATCHER, Secretary



15  
16 STATE OF NEVADA )  
17 : SS  
18 COUNTY OF WASHOE )

19 On this 20th day of December, 1969, personally appeared  
20 before me, a Notary Public, JOHN P. THATCHER and ARDIS K. THATCHER  
21 who acknowledged that they executed the above instrument.

22 Norma C. Tiffany  
23 Notary Public



24  
25  
26  
27 RECORDED AT THE REQUEST OF  
28 E. L. Cleveland  
29 on January 22, 1970  
30 at 50 mins. past 10 A. M.  
in Book 34 of OFFICIAL  
RECORDS, page 227-229  
OF EUREKA COUNTY, NEVADA  
Recorder William A. McFarland  
File No. 52066 Fee \$5.00

JOHN P. THATCHER  
ATTORNEY AT LAW  
RENO, NEVADA