

GRANT, BARGAIN AND SALE DEED

THIS DEED, made and entered into this 1st day of January, 1973, by and between LOUISE M. MARVEL and ERNEST R. MARVEL, her husband, of the County of Lander, State of Nevada, first parties, and JOHN W. MARVEL and WILBURTA S. MARVEL, his wife, whose address is P. O. Box 432, Battle Mountain, Nevada 89820 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 money of the United States of America, to them in hand paid by the said 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 said second parties, their heirs, executors, administrators and assigns, as community property, all the following property:

PARCEL I: THE DUNPHY RANCH in the County of Eureka, State of Nevada, described as follows:

TOWNSHIP 33 NORTH, RANGE 48 EAST, MDB&M

Section 13: All
 14: All
 23: All
 24: All
 25: All
 26: All, except a portion lying and being in the NE $\frac{1}{4}$ of said Section 26, containing 3.424 acres, more or less, conveyed by Joe Filippini and wife, to the Western Pacific Railroad Company by Deed dated June 14, 1947, recorded in Book 23, Page 176 of Deeds.

ALSO, excepting therefrom a portion of the NW $\frac{1}{4}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 26, containing 4.279 acres, more or less, (said 4.279) acres covers land in Section 27 also), conveyed by Joe Filippini and wife, to National Lead Company, by Deed dated November 19, 1946, and recorded in Book 23, Page 135 of Deeds.

Section 27: All that portion thereof situate, lying and being on the Southerly side of the Western Pacific Railroad Company's right of way as the same now crosses said Section 27; EXCEPT a portion of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of said section, containing 4.279 acres, more or less, (said 4.279 acres covers land in Section 26 also), conveyed by Joe Filippini and wife, to National Lead Company, by Deed dated November 19, 1946, recorded in Book 23, Page 135 of Deeds.

Section 33: All that portion of the W $\frac{1}{2}$ situate, lying and being on the Southerly side of the Southern Pacific Railroad Company's right of way, as the same now crosses said Section 33.

Section 35: E $\frac{1}{2}$;

Documentary Transfer Tax \$ 0 -
☐ Computed on full value of property conveyed; or
☒ Computed on full value less debts and encumbrances existing thereon at time of transfer.
 Under penalty of perjury:
 Signature of declarant or agent: *Ernest R. Marvel*
 Ernest R. Marvel

VAUGHAN, HULL & MARFISI
 ATTORNEYS AND COUNSELORS
 530 IDAHO STREET
 ELKO, NEVADA 89801

Section 36: E $\frac{1}{2}$ NE $\frac{1}{4}$ and that portion of the NW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 36 lying Northerly of the proposed 200 foot left or Northerly right of way line of Nevada Interstate Route 80, Federal Aid Project I-080-4(6)254, and Southerly of the 180 foot right of Southerly highway right of way line of Nevada State Route 1 (U.S. 40), containing approximately 4.33 acres, conveyed to Tony Miller, et ux, by Deed recorded in Book 27, Page 24 of Deeds.

There is specifically excepted from the foregoing, those portions of Sections 25, 26, 27, 33 and 36, heretofore deeded to the State of Nevada on relation of its Department of Highways, in Deeds recorded in Book 26, Page 282, File No. 36801; Book 27, Page 27, File No. 38803, and in Book 27, Page 30, File No. 38804 of Deeds.

TOWNSHIP 33 NORTH, RANGE 49 EAST, MDB&M

Section 31: Portions of Lots 1 and 2, E $\frac{1}{2}$ NW $\frac{1}{4}$, SW $\frac{1}{4}$ NE $\frac{1}{4}$, NE $\frac{1}{4}$ SW $\frac{1}{4}$, N $\frac{1}{2}$ SE $\frac{1}{4}$ and SE $\frac{1}{4}$ SE $\frac{1}{4}$ lying Northerly of the proposed 200 foot left or Northerly highway right of way line of Nevada Interstate Route 80, Federal Aid Project I-080-4(6)254, and Southerly of the 180 foot right or Southerly highway right of way line of Nevada State Route 1 (U.S. 40), said above described parcel contains an area of approximately 50.99 acres, as conveyed to Tony Miller, et ux, by Deed recorded in Book 27, Page 24 of Deeds.

Together with all buildings, fences and improvements situate thereon or used in connection therewith.

Together with all springs, wells, stockwater rights, waters water rights, rights to the use of water, dams, ditches, canals, pipelines, reservoirs, easements, rights of way and all other waters and means for the diversion and use of waters appurtenant to or decreed to the said property, or and part thereof, or used or enjoyed in connection therewith, including but not limited to the rights under Application No. 25248, Permit No. 25247, Permit No. 12487 and Certificate No. 4872, and Permit No. 17490 and Certificate No. 6214, and together with all stockwatering rights used or enjoyed in connection with the use of any of said lands, including those on the public lands.

Together with all range rights and grazing rights, and in particular, but without limitation thereto, all rights to graze livestock on the public lands under what is known as the Taylor Grazing Act, used or enjoyed in connection with any of said property or permits, including but not limited to 5,079 AUMs of use in the Argenta Unit and 584 AUMs of use in the Buckhorn Unit.

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

Subject to all easements, rights of way, reservations, deeds of trust, liens and encumbrances affecting said property,

2.

or any portion thereof.

PARCEL 11: THE DL RANCH situated in the County of Humboldt, State of Nevada described as follows:

TOWNSHIP 34 NORTH, RANGE 43 EAST, M.D.B.&M.

Section 13: Southeast quarter of the Southeast quarter except a strip of land 100 feet in width being 50 feet on each side of and parallel with the located center line of the Western Pacific Railway Company's line of railroad as the same is staked out and located over and across Section 13, as set forth in Deed recorded in Book 41, Page 221, Deed Records of Humboldt County, Nevada.

Section 24: East half of the East half.

TOWNSHIP 34 NORTH, RANGE 44 EAST, M.D.B.&M.

Section 18: Lot 4 of the SW $\frac{1}{4}$
Section 19: All
Section 20: SW $\frac{1}{4}$ SW $\frac{1}{4}$
Section 29: All
Section 30: E $\frac{1}{2}$ SW $\frac{1}{4}$; Lot 3 SW $\frac{1}{4}$; E $\frac{1}{2}$ NW $\frac{1}{4}$

Together with all buildings, fences and improvements thereon.

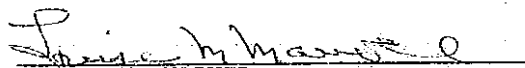
Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

Together with all springs, wells, water, water rights, stock water rights, applications, proofs, permits, and certificates relating to water and water rights appurtenant to or used upon said lands or any portion thereof, together with all dams, ditches, diversions, licenses, easements, and rights of way incidental to or related to the utilization of all such water and water rights.

Together with any and all rights, privileges, preferences, licenses and permits to graze livestock upon the public lands, based upon, appurtenant to or used in connection with the real property or any portion thereof.

TO HAVE AND TO HOLD the said premises, together with the appurtenances, unto the said second parties, as community property, their heirs, executors, administrators and assigns forever.

IN WITNESS WHEREOF, the said first parties have hereunto set their hands the day and year first above written.


LOUISE M. MARVEL


ERNEST R. MARVEL

3.

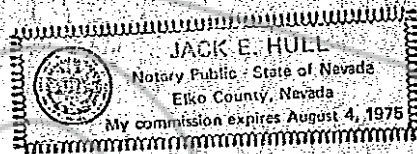
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STATE OF NEVADA)
COUNTY OF ELKO) SS.

On January 15, 1973, personally appeared before me,
a Notary Public, LOUISE M. MARVEL and ERNEST R. MARVEL, her husband,
who acknowledged that they executed the above instrument.

Jack E. Hull
NOTARY PUBLIC



RECORDED AT THE REQUEST OF Jack E. Hull
on Jan. 16, 1973 at 55 mins. past 10 A. M. in
Book 44 of OFFICIAL RECORDS, page 260-263 RECORDS OF
ELK COUNTY, NEVADA *Miller A. McFarlane* Recorder.
56848 Fee \$ 6.00

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