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|---|------------------|
| DOCUMENTARY TRANSFER TAX \$   | 99.55            |
| COMPUTED ON FULL VALUE OF PROPERTY CONVEYED,<br>OR COMPUTED ON FULL VALUE LESS LIENS AND<br>ENCUMBRANCES REMAINING AT TIME OF SALE. |                  |
| Signature of Declarant or Agent determining tax.  | First Name Title |

R.P.T.T. \$ 99.55GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made and entered into this 16th day of April, 1973, by and between LESTER EARL STEWART and JOAN FAYE STEWART, his wife, and LESTER R. STEWART, a married man, conveying his sole and separate property, of the County of Elko, State of Nevada, first parties, HAROLD LUND and LEORA J. LUND, his wife, whose address is Pine Valley via Carlin, Nevada, second parties, and CALVIN DEAN STITZEL and RITA ANN STITZEL, his wife, whose address is Pine Valley via Carlin, Nevada, third 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 second and third 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, their heirs, executors, administrators and assigns as community property, an undivided one-half ( $\frac{1}{2}$ ) interest, and unto the third parties, as joint tenants with right of survivorship, and not as tenants in common, and to the assigns of the said third parties, and to the survivor of them, and to the heirs, executors, administrators and assigns of the survivor, an undivided one-half ( $\frac{1}{2}$ ) interest, in and to all those certain lots, pieces or parcels of land situate in the County of Eureka, State of Nevada, more particularly described as follows, to-wit:

TOWNSHIP 31 NORTH, RANGE 51 EAST, M.D.B.&M.

Section 1: That portion lying Westerly and Southerly of the centerline of Nevada State Highway 51, as the same is now constructed.

Section 2: N $\frac{1}{2}$

Section 11: Lots 1, 2, 3 & 4; S $\frac{1}{2}$ N $\frac{1}{2}$ ; N $\frac{1}{2}$ SW $\frac{1}{4}$ ; SE $\frac{1}{4}$ SW $\frac{1}{4}$ ; SE $\frac{1}{4}$

EXCEPTING from Section 2 that parcel conveyed by T. R. JEWELL et al, to CENTRAL PACIFIC RAILWAY COMPANY by Deed recorded May 2, 1902, in Book 14 of Deeds at page 426, Eureka County, Nevada, records.

FURTHER EXCEPTING therefrom that parcel of Section 2 conveyed by T. R. JEWELL to the SOUTHERN PACIFIC COMPANY by deed recorded April 14, 1906, in Book 15 of Deeds at page 176, Eureka County, Nevada records.

FURTHER EXCEPTING therefrom a parcel of land conveyed by THOMAS R. JEWELL and THOMAS H. JEWELL to the WESTERN PACIFIC RAILWAY COMPANY by deed recorded May 23, 1906, in Book 15 of Deeds at page 186, Eureka County, Nevada records.

FURTHER EXCEPTING therefrom a parcel of land conveyed by THOMAS R. JEWELL, et ux, to CENTRAL PACIFIC RAILWAY COMPANY by deed recorded September 25, 1907, in Book 15 of Deeds at page 531, Eureka County, Nevada records.

1.

VAUGHAN, HULL, MARFISI & GOICOECHEA  
ATTORNEYS AND COUNSELORS  
530 IDAHO STREET  
ELKO, NEVADA 89601

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EXCEPTING from portions of the S $\frac{1}{2}$ SW $\frac{1}{4}$  and SE $\frac{1}{4}$  of Section 1 and All of Section 11, all petroleum, oil, natural gas and products derived therefrom, within or underlying said land or that may be produced therefrom, as reserved in Deed dated January 17, 1950, from SOUTHERN PACIFIC LAND COMPANY to FILBERT ETCHEVERRY, OSCAR RUDNICK and SAM RUDNICK, co-partners, doing business as EUREKA LIVESTOCK COMPANY, recorded March 9, 1950, in Book 24 of Deeds at page 42, Eureka County, Nevada records.

FURTHER EXCEPTING from portions of the S $\frac{1}{2}$ SW $\frac{1}{4}$  and SE $\frac{1}{4}$  of Section 1 and All of Section 11, all oil, gas and minerals as conveyed by MELVIN JONES and RACHEL JONES to SAM RUDNICK, et al, by deed recorded November 5, 1962, in Book 26 of Deeds at page 299, Eureka County, Nevada, records.

TOWNSHIP 31 NORTH, RANGE 52 EAST, M.D.B.&M.

- Section 6: That portion of the SE $\frac{1}{4}$ SW $\frac{1}{4}$  lying southerly of the centerline of the Nevada State Highway 51, as the same is now constructed.
- Section 7: That portion lying westerly and southerly of the centerline of Nevada State Highway 51 as the same is now constructed.
- Section 17: That portion of the W $\frac{1}{2}$  lying westerly and southerly of the centerline of Nevada State Highway 51, as the same is now constructed.
- Section 18: That portion of the E $\frac{1}{2}$ NE $\frac{1}{4}$  and NE $\frac{1}{4}$ SE $\frac{1}{4}$  lying westerly and southerly of the centerline of Nevada State Highway 51 as the same is now constructed.

TOGETHER WITH all buildings, improvements and fences on the above described lands, and

TOGETHER WITH all rights, privileges and permits to graze livestock upon public lands based upon, appurtenant to or used in connection with the above described lands, or any portion thereof, and

TOGETHER WITH all waters, water rights, springs, wells, stockwatering rights, stockwatering facilities and all other forms of water and water sources and water rights appurtenant to or used in connection with any of the above described lands, including without limitation, all decreed waters, certificates of appropriation, applications for appropriation, proofs, permits and licenses authorizing the appropriation, diversion, storage and use of waters for any purpose and including all dams, ditches, well pumping and distributing equipment, well casing and all right of way, easements and licenses used to convey, divert or use any such water and to apply it to beneficial use, and

TOGETHER WITH all easements and rights-of-way for roads and utilities appurtenant to or used in connection with said lands or any portion thereof, and

TOGETHER WITH the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining,

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and 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 community property, and to their heirs, executors, administrators and assigns forever, an undivided one-half (1/2) interest, and unto the said third parties, as joint tenants with right of survivorship and not as tenants in common, to their assigns and to the survivor of them, and to the heirs, executors, administrators and assigns of the survivor, forever, an undivided one-half (1/2) interest.

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

*Lester Earl Stewart*  
LESTER EARL STEWART

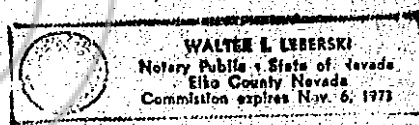
*Joan Faye Stewart*  
JOAN FAYE STEWART

*Lester R. Stewart*  
LESTER R. STEWART

STATE OF NEVADA )  
                          ) SS.  
COUNTY OF ELKO )

On April 16, 1973, personally appeared before me, a Notary Public, LESTER EARL STEWART and JOAN FAYE STEWART, husband and wife, and LESTER R. STEWART, who acknowledged that they executed the above instrument.

*Walter L. Leberski*  
NOTARY PUBLIC



First American Title Co.  
RECORDED AT THE REQUEST OF \_\_\_\_\_ of Nevada  
on April 16 19 73 at 50 min. past 2 P. MA  
Book 45 of OFFICIAL RECORDS, page 290-292 RECORDS OF  
EVREKA COUNTY, NEVADA. *Walter L. Leberski* Recorder  
File No. 57264 Fee \$ 5.00  
FILE NO. 57264