

GRANT DEED



THIS INDENTURE, made and entered into this 24<sup>th</sup> day of May, 1973, by and between EARL EDGAR, and DELORES EDGAR, his wife, doing business as ITCAINA LIVESTOCK, of Elko County, State of Nevada, the parties of the first part, and PERDRIAU INVESTMENT CORP., 67 P.O. Box 11108, Piedmont Station, Oakland, California 94601, the party of the second part,

W I T N E S S E T H:

That the said parties of the first part, for and in consideration of the sum of TEN DOLLARS (\$10.00), lawful money of the United States of America, and other good and valuable consideration, to them in hand paid by the said second party, the receipt whereof is hereby acknowledged, do by these presents, grant, bargain, sell and convey unto the party of the second part and to its successors and assigns forever, all that certain property situate, lying and being in the County of ELKO, State of NEVADA, more particularly described as follows, to-wit:

TOWNSHIP 31 NORTH, RANGE 50 EAST,

Section 31: SE $\frac{1}{4}$  of NE $\frac{1}{4}$

Together with all buildings and improvements thereon.

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

SUBJECT TO:

1. All existing rights of way, easements, licenses and privileges, for roads, trails, highways, railroads, ditches, pipe, pole or transmission lines, telephone lines and cables, on, under, over, through or across said land or any portion thereof.
2. All reservations, exceptions and restrictions of record in the Elko County Recorder's Office, Elko, Nevada, as of the date of this Deed.

10  
 Documentary Transfer Tax \$ 1.00  
 Computed on full value of property conveyed; or  
 Computed on full value less liens and encumbrances  
 remaining thereon at time of transfer.  
 Under penalty of perjury,  
Earl Edgar  
 Signature of declarant or agent therefor  
 Tax-firm name

1.  
 VAUGHAN, HULL, MARFISI & GOICOECHEA  
 ATTORNEYS AND COUNSELORS  
 830 IDAHO STREET  
 ELKO, NEVADA 89801

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3. The following reservations made by the first parties:

(a) Reserving therefrom an easement of thirty (30) feet in width along all exterior boundaries for ingress and egress, with power to dedicate.

(b) Excepting therefrom and reserving to first parties FIFTY per cent (50%) of all minerals, royalties, mineral rights, mineral deposits, oil and gas, and oil and gas rights, and coal, now in, under, on or pertaining to said lands or any portion thereof, together with the right of ingress and egress on, across and through the surface of the land conveyed, and together with all rights, privileges, easements and licenses necessary for the convenient and successful exploration for, location of, exploitation of, mining of and removal of all such minerals, coal, oil and gas and all by-products thereof.

(c) A right of way, with right of entry upon, over, under, along, across and through the said land for the purpose of erecting, constructing, operating, repairing, and maintaining pole lines with cross arms for the transmission of electrical energy, and for telephone line, and/or for laying, repairing, operating, and renewing any pipe line or lines for water, gas or sewerage, and any conduits for electric or telephone wires, and reserving to first parties the sole right to convey the rights hereby reserved.

TO HAVE AND TO HOLD, said premises, together with the appurtenances, unto the party of the second part, and to its successors and assigns forever.

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

ITCAINA LIVESTOCK

BY: Earl Edgar  
EARL EDGAR

Delores Edgar  
DELORES EDGAR

STATE OF NEVADA )  
                          ) SS.  
COUNTY OF ELKO )

On May 24, 1972, personally appeared before me, a Notary Public, EARL EDGAR and DELORES EDGAR, his wife, who acknowledged that they executed the above instrument.

RECORDED AT THE REQUEST OF Earl Edgar  
on May 29, 1973, at 55 mins. past 7 P.M. in  
Book 45 of OFFICIAL RECORDS, page 427-428  
EUREKA COUNTY, NEVADA. Delores Edgar  
FILE NO. 57348

Robert J. Byrne  
NOTARY PUBLIC

ROBERT L. BYRNE  
Notary Public - State of Nevada  
Elko County, Nevada  
Commission Expires April 11, 1977  
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RECORDS OF  
VAUGHAN, HULL, MARFISI & GOICOECHEA  
ATTORNEYS AND COUNSELORS  
P.O. Box 4,000  
500 IDAHO STREET  
ELKO, NEVADA 89801