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GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made and entered into this 17 day of JAN, 1974, by and between W. G. OLIVER and THELMA OLIVER, his wife, of the City of Los Banos, P. O. Box 148, State of California, First Parties; and GORDON EARL OLIVER and PAULA OLIVER, his wife, of Diamond Valley, County of Eureka, State of Nevada, Second Parties;

WITNESSETH:

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 said Second Parties, the receipt whereof is hereby acknowledged, do by these presents grant, bargain, sell, convey and confirm unto the said Second Parties as joint-tenants with the right of survivorship and not as tenants in common, and to the assigns of the said Second Parties and to the survivor of them, and to the heirs, executors, administrators and assigns of the survivor forever, all that certain real property situate in Diamond Valley, County of Eureka, State of Nevada, more particularly described as follows:

Township 22 North, Range 54 East, MDB & M

Section 8: E $\frac{1}{2}$

and consisting of three hundred twenty (320) acres, more or less,

TOGETHER with all buildings and improvements situate thereon.

TOGETHER with all water, water rights, rights to the use of water, and all Certificates of Appropriation of the State Engineer's Office of the State of Nevada used in connection or appurtenant to the above described real property.

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

