

RPTT:

Eureka \$1,023.00
Lander \$42.90

58229

RPTT PAID \$1,023.00

Helen A. McFarli
Eureka County Recorder

DOCUMENTARY TRANSFER TAX \$ 1023.90	
X CONSIDERATION OF FULL VALUE OF PROPERTY CONVEYED, OR CONSIDERATION OF FULL VALUE OF INTEREST AND EQUITY IN PROPERTY REMAINING AT TIME OF SALE	
<u>W. G. Lusk</u>	Firm Name
Signature of Recorder or Agent Collecting Tax	

D E E D

For and in consideration of Ten Dollars, and other valuable considerations, receipt whereof is hereby acknowledged, HALF CIRCLE CATTLE CO., INC., a Nevada corporation, grants, bargains and sells to TED C. FROME, a married man as his sole and separate property, as to an undivided one-half interest, and DOYLE F. CHILD, a married man as his sole and separate property as to an undivided one-half interest, that certain real property located in the counties of Eureka and Lander, State of Nevada, more particularly described as follows:

PARCEL ITOWNSHIP 28 NORTH, RANGE 49 EAST, M.D.B.&M.

Section 1: All
Section 3: All
Section 9: All
Section 11: All
Section 13: All
Section 15: All
Section 21: N1/2
Section 23: All

TOWNSHIP 28 NORTH, RANGE 50 EAST, M.D.B.&M.

Section 1: All
Section 3: All
Section 5: All
Section 7: All
Section 9: All
Section 11: All
Section 13: All
Section 15: All
Section 17: All
Section 19: All
Section 21: All
Section 23: All

TOWNSHIP 28 NORTH, RANGE 51 EAST, M.D.B.&M.

Section 5: All
Section 7: All
Section 9: All

TOWNSHIP 29 NORTH, RANGE 49 EAST, M.D.B.&M.

Section 1: All
Section 3: All
Section 9: All
Section 11: All
Section 13: All
Section 15: All
Section 21: All
Section 23: All
Section 25: All
Section 27: All
Section 35: All

TOWNSHIP 29 NORTH, RANGE 50 EAST, M.D.B.&M.

Section 1: All
Section 3: All
Section 5: All
Section 7: All
Section 9: All
Section 11: All
Section 13: E1/2; N1/2NW1/4; N1/2S1/2NW1/4;
S1/2N1/2SW1/4; S1/2SW1/4
Section 15: All
Section 17: All
Section 19: All
Section 21: All
Section 23: All
Section 25: All
Section 27: All
Section 29: All
Section 31: All
Section 33: All
Section 35: All

TOWNSHIP 29 NORTH, RANGE 51 EAST, M.D.B.&M.

Section 31: All

TOWNSHIP 30 NORTH, RANGE 50 EAST, M.D.B.&M.

Section 35: All

EXCEPTING all petroleum, oil, natural gas and products derived therefrom, together with the exclusive right at all times to enter upon or in said land, to prospect for and to drill, bore, recover and remove the same, as reserved by SOUTHERN PACIFIC LAND COMPANY in Deed recorded July 7, 1949 in Book 23 of Deeds at page 583, Eureka County, Nevada, records.

EXCEPTING from all of PARCEL I, except Sections 1, 3, 9, 15 and 21, Township 29 North, Range 49 East; Section 1, Township 29 North, Range 50 East; and Section 35, Township 30 North, Range 50 East, M.D.B.&M., a one-half interest in and to the iron and mineral rights conveyed by DAN FILIPPINI to ROY L. PRIMEAUX and FRANCES PRIMEAUX by deed recorded August 20, 1951 in Book 24 of Deeds at page 153, Eureka County, Nevada, records.

PARCEL II

TOWNSHIP 26 NORTH, RANGE 49 EAST, M.D.B.&M.

Section 20: NW1/4NE1/4; NE1/4NW1/4

TOWNSHIP 27 NORTH, RANGE 48 EAST, M.D.B.&M.

Section 33: NW1/4SW1/4

TOWNSHIP 28 NORTH, RANGE 47 EAST, M.D.B.&M.

Section 5: Lots 2, 3 and 4

Section 6: NE1/4

TOWNSHIP 28 NORTH, RANGE 48 EAST, M.D.B.&M.

Section 1: All

Section 3: All

Section 5: All

Section 7: All

Section 8: NE1/4NE1/4; S1/2S1/2

Section 9: All

Section 11: All

Section 12: S1/2SW1/4; SW1/4SE1/4

Section 13: All

Section 14: N1/2; SW1/4; W1/2SE1/4

Section 15: All

Section 16: W1/2NE1/4; NW1/4

Section 17: All

Section 18: E1/2E1/2; NW1/4NE1/4; NE1/4NW1/4;
Lot 1 (NW1/4NW1/4)

Section 19: NW1/4SE1/4

Section 21: S1/2SE1/4

Section 22: SW1/4SW1/4

Section 23: N1/2NW1/4

Section 24: NE1/4NE1/4

Section 27: SW1/4NW1/4

Section 28: NE1/4; E1/2NW1/4; SE1/4SW1/4;
SW1/4SE1/4; NE1/4SE1/4

Section 32: SE1/4NE1/4; SW1/4SW1/4; NE1/4SW1/4;
NW1/4SE1/4

Section 33: NW1/4NW1/4

TOWNSHIP 28 NORTH, RANGE 49 EAST, M.D.B.&M.

Section 2: S1/2NE1/4

Section 7: All

Section 19: N1/2

Section 24: NW1/4NW1/4

Section 26: NE1/4SW1/4

Section 28: NW1/4NE1/4; NE1/4SE1/4

Section 30: NE1/4NW1/4

Section 32: SE1/4NW1/4

Section 34: NW1/4NW1/4

Section 35: NW1/4SE1/4

Section 36: NW1/4NE1/4; N1/2SW1/4

TOWNSHIP 29 NORTH, RANGE 47 EAST, M.D.B.&M.

Section 18: Lots 10, 11 and 12

Section 32: Lots 2, 3 and 4; NE1/4SE1/4

TOWNSHIP 29 NORTH, RANGE 48 EAST, M.D.B.&M.

Section 3: All

TOWNSHIP 29 NORTH, RANGE 49 EAST, M.D.B.&M.

Section 36: W1/2NE1/4

TOWNSHIP 29 NORTH, RANGE 50 EAST, M.D.B.&M.

Section 10: SW1/4SE1/4

Section 30: S1/2NE1/4; NE1/4SE1/4

PARCEL III

TOWNSHIP 30 NORTH, RANGE 50 EAST, M.D.B.&M.

Section 15: All

Section 21: All

Section 23: All

EXCEPTING, therefrom, ninety per cent (90%) of the coal, oil, gas and other minerals of every kind and nature whatsoever as reserved by STRATHEARN CATTLE COMPANY and DAVE STRATHEARN in Deeds recorded May 25, 1959 in Book 25 of Deeds at page 297, Eureka County, Nevada, records and recorded June 10, 1959 in Book 25 of Deeds at page 310, Eureka County, Nevada records.

PARCEL IV

TOWNSHIP 29 NORTH, RANGE 50 EAST, M.D.B.&M.

Section 10: N1/2; SW1/4; N1/2SE1/4; SE1/4SE1/4

TOWNSHIP 30 NORTH, RANGE 50 EAST, M.D.B.&M.

Section 10: NE1/4NE1/4; S1/2NE1/4; SE1/4; SE1/4SW1/4

Section 14: W1/2NW1/4; SW1/4; S1/2SE1/4

Section 16: NE1/4NE1/4; S1/2NE1/4; SE1/4; SE1/4SW1/4

Section 22: All

EXCEPTING, therefrom, all minerals as reserved by UNITED STATES OF AMERICA in Patents recorded September 23, 1964 in Book 6 of Official Records at page 34, Eureka County, Nevada, records and recorded August 16, 1963 in Book 27 of Deeds at page 9, Eureka County, Nevada, records.

FURTHER EXCEPTING from PARCELS I, II, III and IV, an undivided one-half interest in and to all oil, gas and mineral rights in and to all the rights of DAN FILIPPINI as reserved by DAN FILIPPINI in Deed recorded January 6, 1966 in Book 9 of Official Records at page 442, Eureka County, Nevada, records, and in Book 10 of Official Records at page 266, Lander County, Nevada records.

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Together with all water rights appurtenant thereto.

SUBJECT TO the following:

1. The lien of taxes not yet due and payable.
2. Not used.
3. All existing rights of way, easements, licenses, or privileges for roads, trails, canals, ditches, flumes, conduits, pipe, pole or transmission lines, on, under, over, through or across said premises.
4. Reservations contained in Patents executed by UNITED STATES OF AMERICA recorded in the office of the County Recorder of Eureka County and Lander County, Nevada, reading as follows:

"Subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws, and decisions of court, and there is reserved from the lands hereby granted, a right of way thereon for ditches or canals constructed by the authority of the United States."

Effects the following described parcels:

TOWNSHIP 27 NORTH, RANGE 43 EAST, M.D.B.&M.
Section 33: NW $\frac{1}{4}$ SW $\frac{1}{4}$

TOWNSHIP 29 NORTH, RANGE 47 EAST, M.D.B.&M.
Section 18: Lots 10, 11 and 12
Section 32: NE $\frac{1}{4}$ SE $\frac{1}{4}$, Lots 2, 3 & 4

TOWNSHIP 28 NORTH, RANGE 48 EAST, M.D.B.&M.
Section 21: S $\frac{1}{2}$ SE $\frac{1}{4}$
Section 22: SW $\frac{1}{4}$ SW $\frac{1}{4}$
Section 28: NE $\frac{1}{4}$; E $\frac{1}{2}$ NW $\frac{1}{4}$

TOWNSHIP 26 NORTH, RANGE 49 EAST, M.D.B.&M.
Section 20: NW $\frac{1}{4}$ NE $\frac{1}{4}$; NE $\frac{1}{4}$ NW $\frac{1}{4}$

TOWNSHIP 28 NORTH, RANGE 49 EAST, M.D.B.&M.
Section 2: S $\frac{1}{2}$ NE $\frac{1}{4}$
Section 24: NW $\frac{1}{4}$ NW $\frac{1}{4}$
Section 26: NE $\frac{1}{4}$ NW $\frac{1}{4}$
Section 28: NW $\frac{1}{4}$ NE $\frac{1}{4}$; NE $\frac{1}{4}$ SE $\frac{1}{4}$
Section 30: NE $\frac{1}{4}$ NW $\frac{1}{4}$
Section 32: SE $\frac{1}{4}$ NW $\frac{1}{4}$
Section 34: NW $\frac{1}{4}$ NW $\frac{1}{4}$
Section 35: NW $\frac{1}{4}$ SE $\frac{1}{4}$
Section 36: NW $\frac{1}{4}$ NE $\frac{1}{4}$; N $\frac{1}{2}$ SW $\frac{1}{4}$

TOWNSHIP 29 NORTH, RANGE 49 EAST, M.D.B.&M.
Section 36: W $\frac{1}{2}$ NE $\frac{1}{4}$

TOWNSHIP 29 NORTH, RANGE 50 EAST, M.D.B.&M.
Section 10: SW $\frac{1}{4}$ SE $\frac{1}{4}$
Section 30: S $\frac{1}{2}$ NE $\frac{1}{4}$; NE $\frac{1}{4}$ SE $\frac{1}{4}$

5. Reservations contained in Patents executed by STATE OF NEVADA recorded in the office of the County Recorder of Eureka County and Lander County, Nevada, reading as follows:

"Provided that all mines of gold, silver, copper, lead, cinnabar and other valuable minerals which may exist in said tract are hereby expressly reserved."

Effects the following described parcels:

TOWNSHIP 28 NORTH, RANGE 47 EAST, M.D.B.&M.
Section 5: Lot 4

TOWNSHIP 28 NORTH, RANGE 48 EAST, M.D.B.&M.
Section 8: SE $\frac{1}{4}$ SW $\frac{1}{4}$; S $\frac{1}{4}$ SE $\frac{1}{4}$; NE $\frac{1}{4}$ NE $\frac{1}{4}$
Section 12: S $\frac{1}{4}$ SW $\frac{1}{4}$; SW $\frac{1}{4}$ SE $\frac{1}{4}$
Section 14: N $\frac{1}{4}$; SW $\frac{1}{4}$; W $\frac{1}{4}$ SE $\frac{1}{4}$
Section 16: NW $\frac{1}{4}$; W $\frac{1}{4}$ NE $\frac{1}{4}$
Section 17: NE $\frac{1}{4}$; NE $\frac{1}{4}$ NW $\frac{1}{4}$; W $\frac{1}{4}$ SW $\frac{1}{4}$; SE $\frac{1}{4}$ SW $\frac{1}{4}$; S $\frac{1}{4}$ SE $\frac{1}{4}$; NE $\frac{1}{4}$ SE $\frac{1}{4}$
Section 18: Lot 1; E $\frac{1}{4}$ SE $\frac{1}{4}$; SE $\frac{1}{4}$ NE $\frac{1}{4}$; NW $\frac{1}{4}$ NE $\frac{1}{4}$; NE $\frac{1}{4}$ NW $\frac{1}{4}$
Section 19: NW $\frac{1}{4}$ SE $\frac{1}{4}$
Section 23: N $\frac{1}{4}$ NW $\frac{1}{4}$
Section 24: NE $\frac{1}{4}$ NE $\frac{1}{4}$
Section 27: SW $\frac{1}{4}$ NW $\frac{1}{4}$
Section 28: SE $\frac{1}{4}$ SW $\frac{1}{4}$; SW $\frac{1}{4}$ SE $\frac{1}{4}$; NE $\frac{1}{4}$ SE $\frac{1}{4}$
Section 32: SE $\frac{1}{4}$ NE $\frac{1}{4}$; SW $\frac{1}{4}$ SW $\frac{1}{4}$; NE $\frac{1}{4}$ SW $\frac{1}{4}$; NW $\frac{1}{4}$ SE $\frac{1}{4}$
Section 33: NW $\frac{1}{4}$ NW $\frac{1}{4}$

6. Reservations contained in Patents executed by STATE OF NEVADA recorded in the office of the County Recorder of Lander County and Eureka County, Nevada, reading as follows:

"Provided that all mines of gold, silver, copper, lead, cinnabar and other valuable minerals which may exist in said tract, and also a right of way for ditches, tunnels, and telephone and transmission lines constructed by authority of the United States are hereby expressly reserved."

Effects the following described parcels:

TOWNSHIP 28 NORTH, RANGE 47 EAST, M.D.B.&M.
Section 5: Lots 2 & 3
Section 6: NE $\frac{1}{4}$

7. Reservations contained in Patent executed by STATE OF NEVADA recorded in the office of the County Recorder of Eureka County, Nevada reading as follows:

"Provided that all mines of gold, silver, copper, lead, cinnabar and other valuable minerals which may exist in said tract are hereby expressly reserved, except for gas, coal, oil and oil shales. (Chap. 172 Stats. 1921)."

Effects the following described parcels:

TOWNSHIP 30 NORTH, RANGE 50 EAST, M.D.B.&M.
Section 14: SE $\frac{1}{4}$ SW $\frac{1}{4}$

8. Reservations contained in Patent executed by UNITED STATES OF AMERICA conveying PARCEL IV recorded in the office of the County Recorder of Eureka County, Nevada, reading as follows:

"Subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws and decisions of courts; and there is reserved from the lands hereby granted a right of way thereon for ditches or canals constructed by the authority of the United States.

Reserving, also, to the United States all minerals in the land so granted, together with the right to prospect for, mine and remove the same as authorized by the provisions of said Section 8 as amended as aforesaid."

9. Reservations contained in Deed from SOUTHERN PACIFIC LAND COMPANY conveying PARCEL I to DAN FILIPPINI, recorded in Book 23 of Deeds at page 583, Eureka County, Nevada, records, reading as follows:

"Excepting all petroleum, oil, natural gas and products derived therefrom, together with the exclusive right at all times to enter upon or in said land, to prospect for and to drill, bore, recover and remove the same."

10. Reservations contained in Deed from SOUTHERN PACIFIC LAND COMPANY conveying all of Sections 15, 21 and 23, Township 30 North, Range 50 East, MDB&M, (PARCEL III) to BERENICE M. STRATHEARN, recorded June 20, 1958 in Book 25 of Deeds at page 240, Eureka County, Nevada, records reading as follows:

"Excepting, however, for railroad purposes a strip of land 400 feet wide, lying equally on each side of the track of the railroad of said company, or any branch railroad now or hereafter constructed on said lands, and the right to use all water needed for the operating and repairing of said railroad which rises on said land and the right of way to conduct water rising on other lands across said land in pipes or aqueducts for said purposes; and subject also to the reservation and condition that the said purchaser, his heirs and assigns, erect and maintain good and sufficient fences on both sides of said strip or strips of land."

11. Reservations contained in Deed from STRATHEARN CATTLE COMPANY conveying Sections 21 and 23, Township 30 North, Range 50 East, MDB&M, (PARCEL III) to MAE NICHOLS recorded May 24, 1959 in Book 25 of Deeds at page 297 and conveying Section 15, Township 30 North, Range 50 East, MDB&M, (PARCEL III) to MARTIN MAGNUSON, et al, recorded June 10, 1959 in Book 25 of Deeds at page 310, Eureka County, Nevada, records, reading as follows:

"RESERVING, HOWEVER, unto the STRATHEARN CATTLE COMPANY 90% of the right, title and interest of the STRATHEARN CATTLE COMPANY in and to coal, oil, gas and other minerals of every kind and nature whatsoever existing upon, beneath the surface of, or within said lands, including the right to the use of so much of the surface thereof as may be required in prospecting for, in locating, developing, producing and transporting said coal, oil, gas or minerals and any of their by-products."

12. Non-exclusive easement for roadway purposes over an existing roadway across said Sections 10, 15 and 23 in Township 29 North, Range 50 East, MDB&M, granted to SAM ZUNINO, ANTOINETTA ZUNINO, BERNARD ZUNINO and STANLEY A. ZUNINO, their heirs and assigns, by document recorded June 19, 1961 in Book "H" of Miscellaneous Records at page 177, Eureka County, Nevada, records.

13. Reservations contained in Deed dated October 11, 1962 executed by JOHN C. CARPENTER, JR., et al, conveying PARCEL III to DAN FILIPPINI recorded December 3, 1962 in Book 26 of Deeds at page 323, Eureka County, Nevada, records, reading as follows:

"RESERVING UNTO THE MAGNUSON RANCH Copartnership all rights and privileges to graze livestock upon the public domain under the so-called Taylor Grazing Act which are based upon or appurtenant to the above-described lands or any portion thereof, together with the right to transfer all such rights to other base lands."

14. HEAT, FLUID AND MINERAL LEASE effecting Section 3, Township 28 North, Range 49 East, MDB&M., executed by DAN FILIPPINI, et al, lessors and JOSEPH J. O'NEILL, JR., lessee recorded June 10, 1964 in Book 4 of Official Records at page 194, Eureka County, Nevada.

An undivided one-half interest in and to said lease assigned by DAN FILIPPINI to HALF CIRCLE CATTLE CO., INC., by document recorded January 6, 1966 in Book 9 of Official Records at page 451, Eureka County, Nevada.

The interest of JOSEPH J. O'NEILL, JR., in and to said lease assigned to CHARLES W. OLIPHANT by document recorded March 20, 1967 in Book 18 of Official Records at page 329, Eureka County, Nevada.

15. HEAT, FLUID AND MINERAL LEASE effecting the S½NE¼ of Section 2, Township 28 North, Range 49 East, and All of Section 7 and the N¼ of Section 19, Township 28 North, Range 49 East, MDB&M., executed by DAN FILIPPINI, et al, lessors and JOSEPH J. O'NEILL, JR., lessee, recorded June 10, 1964 in Book 4 of Official Records at page 200, Eureka County, Nevada.

An undivided one-half interest in and to said Lease assigned by DAN FILIPPINI to HALF CIRCLE CATTLE CO., INC., by document recorded January 6, 1966 in Book 9 of Official Records at page 450, Eureka County, Nevada.

16. Reservations contained in Deed dated August 27, 1964 executed by JOHN C. CARPENTER, et al, conveying that portion of PARCEL IV described in Township 30 North, Range 50 East, MDB&M., recorded September 23, 1964 in Book 6 of Official Records at page 37, Eureka County, Nevada.

17. Easement for spring and pipeline over the SE¼NE¼ and NE¼SE¼ of Section 13, Township 28 North, Range 50 East, MDB&M., granted UNITED STATES OF AMERICA, BUREAU OF LAND MANAGEMENT by document recorded November 12, 1965 in Book 9 of Official Records at page 136, Eureka County, Nevada.

18. Easement for spring and pipeline over the SE¼NE¼ and NE¼SE¼ of Section 13, Township 28 North, Range 50 East, MDB&M., granted UNITED STATES OF AMERICA, BUREAU OF LAND MANAGEMENT by document recorded November 12, 1965 in Book 9 of Official Records at page 214, Eureka County, Nevada.

19. Easement for seeding over Section 23 and 35, Township 30 North, Range 50 East, MDB&M., granted UNITED STATES OF AMERICA, BUREAU OF LAND MANAGEMENT by document recorded September 9, 1966 in Book 12 of Official Records at page 85, Eureka County, Nevada.

20. Easement for a fence over the SE¼SE¼ of Section 15, Township 30 North, Range 50 East, MDB&M., granted UNITED STATES OF AMERICA, BUREAU OF LAND MANAGEMENT by document recorded September 9, 1966 in Book 12 of Official Records at page 85, Eureka County, Nevada.

21. RIGHT OF WAY ten (10) feet in width over a portion of Sections 5, Township 28 North, Range 47 East, and Sections 8, 17, 18 and 32, Township 28 North, Range 48 East, MDB&M., granted by HALF CIRCLE CATTLE CO., INC., to BELL TELEPHONE COMPANY OF NEVADA by document recorded October 18, 1968 in Book 26 of Official Records at page 219, Eureka County, Nevada and re-recorded October 29, 1968 in Book 31 of Official Records at page 179, Lander County, Nevada.

22. Geothermal Resources Lease dated December 7, 1972, in which DAN FILIPPINI, an unmarried man, appears as Lessor and STANDARD OIL COMPANY OF CALIFORNIA, appears as Lessee, recorded February 20, 1973, in Book 44, page 474, records of Eureka County, Nevada.

23. Geothermal Resources Lease dated December 7, 1972, in which DAN FILIPPINI, an unmarried man, appears as Lessor and STANDARD OIL COMPANY OF CALIFORNIA appears as Lessee, recorded in Book 44, page 536, records of Eureka County, Nevada.

IN WITNESS WHEREOF, Grantor has executed this DEED this

18th day of February, 1974.

HALF CIRCLE CATTLE CO., INC.,
a Nevada corporation,

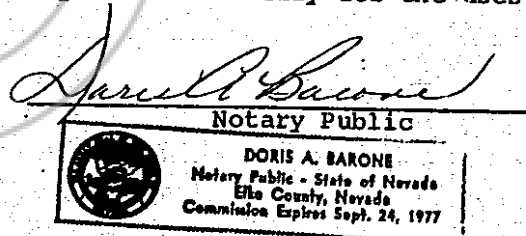
X By M. J. Lawrence, Jr.

STATE OF NEVADA }
County of Eureka } ss.

On this, the 18th day of February, 1974, M. ~~TAYLOR~~ TAYLOR T. LAWRENCE, JR. personally appeared before me, a Notary Public in and for the County of Eureka, known to me to be the President of the corporation that executed the foregoing instrument, and upon oath did depose that he is the officer of the corporation as above described; that he is acquainted with the seal of the corporation and that the seal affixed to the instrument is the corporate seal of the corporation; that the signature of the instrument was made by the President of the corporation as indicated above and that the corporation executed the instrument freely and voluntarily for the uses and purposes therein mentioned.

My commission expires:

Sept. 24, 1977



RECORDED AT THE REQUEST OF First American Title Co. of Nev.
on Feb. 19, 1974, at 50 mins. past 11 A. M. in
Book 47 of OFFICIAL RECORDS, page 234-242 RECORDS OF
EUREKA COUNTY, NEVADA Doris A. Barone Recorder
File No. 58229 Fee \$ 11.00

FILE NO. 58229