

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made and entered into this 1st day of November, 1974, by and between FILBERT ETCHEVERRY and MICHEL ETCHEVERRY, doing business under the firm name and style of EUREKA LIVESTOCK COMPANY, a partnership, First Parties; and DONALD R. SMITH and WILMA M. SMITH, his wife, of Asheville, North Carolina, 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, 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 the 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 known as the Ferguson Ranch lying in Lander and Eureka Counties, State of Nevada, more particularly described as follows:

Township 21 North, Range 48 East, M.D.B.&M.

Section 10: NE1/4 SW1/4; NW1/4 SE1/4; S1/2 SE1/4
 19: SE1/4 SW1/4; S1/2 SE 1/4
 29: N1/2 N1/2; S1/2 NW1/4; SW1/4 NE1/4
 30: E1/2 NW1/4; NE1/4; NW1/4 SE1/4
 35: NE1/4 SW1/4; NW1/4 SE1/4

Township 22 North, Range 47 East, M.D.B.&M.

Section 12: S1/2 NW1/4

Township 22 North, Range 48 East, M.D.B.&M.

Section 17: NW1/4 SE1/4
 21: NW1/4 SW1/4

Subject to any easements of record.

TOGETHER WITH all buildings, fences, structures, improvements, barns, corrals and all other improvements located on said real property.

TOGETHER WITH all water, water rights, rights to the use of water, dams, ditches, canals, pipelines, reservoirs, wells, pumps, pumping stations, engines and all other means for the diversion or use of waters appurtenant to the said property or any part thereof, or now or hereafter used or enjoyed in connection therewith, for irrigation, stock watering, domestic, or any other use, or for the drainage of all or any part of said lands, and including all permits, if any, issued by the State Engineer of the State of Nevada, and any and all applications to appropriate water.

TOGETHER WITH all stock watering rights, vested or permitted, now or heretofore or hereafter used in connection with the use of said lands, including all stock watering sources located on the above described real property, or on any public domain or other lands, and located in the Robert's Creek Unit or the Underwood Unit, said units being administrative units established by the Bureau of Land Management, Department of the Interior.

TOGETHER WITH the following permits, applications or certificates, owned by the First Parties, a particular description of which is set forth herein, without limitation on the general language contained in the foregoing clauses:

Application No. 9058, represented by Certificate of Appropriation No. 2049;

Application No. 4613, represented by Certificate of Appropriation No. 1656;

Application No. 4758, represented by Certificate of Appropriation No. 1657;

Application No. 7424, represented by Certificate of Appropriation No. 1299;

Application No. 7893, represented by Certificate of Appropriation No. 1655;

Application No. 13674.

TOGETHER WITH all range rights and grazing rights, together with all rights to graze livestock on the Public Domain under what is known as the Taylor Grazing Act, in the Robert's Creek and Underwood Units, which units are administrative units established by the Bureau of Land Management, Department of the Interior, and without limitation, any and all other range rights and grazing rights.

TOGETHER WITH all of the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, 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 joint tenants with right of survivorship and not as tenants in common, and to the survivor of them and to the heirs and assigns of the survivor forever.

IN WITNESS WHEREOF, the said First Parties have hereunto set their hands the day and year first hereinabove written.

FILBERT ETCHEVERRY and MICHEL ETCHEVERRY, doing business under the firm name and style of EUREKA LIVESTOCK COMPANY, a partnership

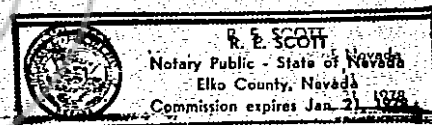
By *Filbert Etcheverry*
FILBERT ETCHEVERRY

By *Michel Etcheverry*
MICHEL ETCHEVERRY

STATE OF NEVADA)
COUNTY OF ELKO) SS.

On this 15 day of November, 1974, personally appeared before me, a Notary Public, FILBERT ETCHEVERRY and MICHEL ETCHEVERRY, doing business under the firm name and style of EUREKA LIVESTOCK COMPANY, a partnership, who acknowledged to me that they executed the foregoing instrument.

R. E. Scott
NOTARY PUBLIC



RECORDED AT THE REQUEST OF Charles B. Evans, Jr.
on DEC. 16 19 74 at 15 mins. past 11 A. M.
Book 50 of OFFICIAL RECORDS, page 364-366 RECORDS OF
EUREKA COUNTY, NEVADA. *Notary A. H. P. Scott* Recorder.
File No. 59535 Fee \$ 5.00
FILE NO. 59535