

GRANT DEED

THIS INDENTURE, made and entered into this 4th day of DECEMBER, 1975, 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 PERDRIAD INVESTMENT CORP. of P. O. Box 11108, Oakland, CA 94611, 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 Eureka, State of Nevada, more particularly described as follows, to wit:

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

Section 5: SW1/4.

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.
3. The following reservations made by the first parties:

Under penalty of perjury  
 I, Marion L. Lister, by Spencer Cummings  
 Signature of deponent or agent determining tax firm name

3.95  
 Transfer Tax  
 Computed on full value of property conveyed; or Computed on full value less items and encumbrances remaining thereon at time of transfer.

(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 all 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.

File #95764  
FILED FOR RECORD  
AT REQUEST OF  
Itcaina Livestock  
DEC 4 10 15 AM '75  
RECORDED 222 PAGE 120  
JERRY J. REYNOLDS  
ELKO COUNTY RECORDER

ITCAINA LIVESTOCK  
BY: Earl Edgar  
EARL EDGAR

Delores Edgar  
DELORES EDGAR

Fee 44.00

STATE OF NEVADA )  
                          ) SS. INDEXED  
COUNTY OF ELKO )

On December 4, 1975, personally appeared before me, a Notary Public, EARL EDGAR and DELORES EDGAR, his wife, who acknowledged that they executed the above instrument.

Margarite Calzavorta  
NOTARY PUBLIC



COUNTY OF ELKO.

vs.

I, JERRY D. REYNOLDS County Recorder in and for Elko County, do

hereby certify that I have compared the foregoing with the original record thereof as the same appears in my office under File Number 95764 and recorded in Volume 223 of OFFICIAL RECORDS Page 120 and that the foregoing document is a full, true and correct transcript, therefrom, and of the whole of such original record.

WITNESS my hand and official seal hereunto set this 08 day of DECEMBER A.D. 19 75

[Signature]  
County Recorder  
By \_\_\_\_\_  
Deputy Recorder

RECORDED AT THE REQUEST OF Louis Perdriau  
on January 12 1976 at 01 min. past A. M. in  
Book 53 of OFFICIAL RECORDS, page 335-337 RECORDS OF  
BUREKA COUNTY, NEVADA. WILLIS A. DePAOLI Recorder  
File No. 60752 Fee \$ 4.00