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EPTT # 1,284.80

60840

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made and entered into this 22nd day of January, 1976, by and between DIAMOND LAND AND CATTLE, a co-partnership consisting of THOMAS H. GALLAGHER, DOROTHY S. GALLAGHER, and G. W. GARRETT, First Party; and FRANK PAXTON AND FAMILY, a general partnership, Second Party;

W I T N E S S E T H:

That the said First Party, for and in consideration of the sum of TEN DOLLARS (\$10.00), lawful money of the United States of America, to it in hand paid by the said Second Party, and other good and valuable consideration, receipt whereof is hereby acknowledged, does by these presents grant, bargain, sell and convey unto the said Second Party, and to the successors and assigns of said Second Party, all that certain real property situate, lying and being in the County of Eureka, State of Nevada, and more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said premises, together with the appurtenances, unto the said Second Party, and to the successors and assigns of said Second Party forever.

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

DIAMOND LAND AND CATTLE,  
A co-partnership.

By: Thomas H. Gallagher  
THOMAS H. GALLAGHER

By: Dorothy S. Gallagher  
DOROTHY S. GALLAGHER

By: G. W. Garrett  
G. W. GARRETT

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Diamond Land and Cattle, P.O. Box 37, Reno, NV 89501



STATE OF NEVADA )  
COUNTY OF ELKO ) ss.

On this 2nd day of January, 1976, personally appeared before me, a Notary Public, THOMAS H. GALLAGHER and DOROTHY S. GALLAGHER, who acknowledged to me that they executed the foregoing Grant, Bargain and Sale Deed.

  
NOTARY PUBLIC

STATE OF NEVADA )  
COUNTY OF WASHOE ) ss.



On this 22nd day of January, 1976, personally appeared before me, a Notary Public, G. W. GARRETT, who acknowledged to me that he executed the foregoing Grant, Bargain and Sale Deed.

  
NOTARY PUBLIC





**EXHIBIT A**

**DESCRIPTION**

All those certain lots, pieces or parcels of land situate in the County of Eureka, State of Nevada, particularly described as follows, to-wit:

**PARCEL 1**

**TOWNSHIP 23<sup>1</sup> NORTH, RANGE 49 EAST, M.D.B. & M.**

Section 1: Lot 3.

**TOWNSHIP 24 NORTH, RANGE 49 EAST, M.D.B. & M.**

Section 9: N $\frac{1}{2}$ NW $\frac{1}{4}$ ; SE $\frac{1}{4}$ NW $\frac{1}{4}$ ; SW $\frac{1}{4}$ NE $\frac{1}{4}$ .  
Section 10: SE $\frac{1}{4}$ SW $\frac{1}{4}$ ; SW $\frac{1}{4}$ SE $\frac{1}{4}$ .  
Section 12: SW $\frac{1}{4}$ SE $\frac{1}{4}$ ; NE $\frac{1}{4}$ SE $\frac{1}{4}$ .  
Section 13: NE $\frac{1}{4}$ NW $\frac{1}{4}$ ; SW $\frac{1}{4}$ NW $\frac{1}{4}$ ; NW $\frac{1}{4}$ SW $\frac{1}{4}$ .  
Section 14: SE $\frac{1}{4}$ SE $\frac{1}{4}$ .  
Section 15: N $\frac{1}{2}$ NW $\frac{1}{4}$ .  
Section 23: NE $\frac{1}{4}$ NE $\frac{1}{4}$ ; SW $\frac{1}{4}$ NE $\frac{1}{4}$ ; W $\frac{1}{2}$ SE $\frac{1}{4}$ .  
Section 26: W $\frac{1}{2}$ E $\frac{1}{4}$ ; NE $\frac{1}{4}$ NW $\frac{1}{4}$ .  
Section 35: E $\frac{1}{2}$ W $\frac{1}{2}$ .

**TOWNSHIP 24 NORTH, RANGE 50 EAST, M.D.B. & M.**

Section 2: Lot 3, SE $\frac{1}{4}$ NW $\frac{1}{4}$ .  
Section 7: Lot 2.

**TOWNSHIP 25 NORTH, RANGE 50 EAST, M.D.B. & M.**

Section 24: SE $\frac{1}{4}$ NW $\frac{1}{4}$ ; NW $\frac{1}{4}$ SW $\frac{1}{4}$ .  
Section 25: S $\frac{1}{2}$ SW $\frac{1}{4}$ ; SE $\frac{1}{4}$ .  
Section 28: W $\frac{1}{2}$ NE $\frac{1}{4}$ ; SE $\frac{1}{4}$ NW $\frac{1}{4}$ ; S $\frac{1}{2}$ SW $\frac{1}{4}$ .  
Section 32: SE $\frac{1}{4}$ NE $\frac{1}{4}$ .  
Section 33: NW $\frac{1}{4}$ NW $\frac{1}{4}$ .  
Section 35: E $\frac{1}{2}$ NE $\frac{1}{4}$ ; SW $\frac{1}{4}$ NE $\frac{1}{4}$ ; E $\frac{1}{2}$ SW $\frac{1}{4}$ ; SE $\frac{1}{4}$ .  
Section 36: NW $\frac{1}{4}$ NE $\frac{1}{4}$ ; NW $\frac{1}{4}$ ; NW $\frac{1}{4}$ SW $\frac{1}{4}$ .

**TOWNSHIP 26 NORTH, RANGE 50 EAST, M.D.B. & M.**

Section 1: SE $\frac{1}{4}$ NE $\frac{1}{4}$ ; W $\frac{1}{2}$ SW $\frac{1}{4}$ ; E $\frac{1}{2}$ SE $\frac{1}{4}$ .  
Section 11: NE $\frac{1}{4}$ NE $\frac{1}{4}$ .  
Section 12: E $\frac{1}{2}$ NE $\frac{1}{4}$ ; NE $\frac{1}{4}$ SE $\frac{1}{4}$ .  
Section 24: E $\frac{1}{2}$ SE $\frac{1}{4}$ .

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PARCEL NO. I CONTINUED:

TOWNSHIP 25 NORTH, RANGE 51 EAST, M.D.B. & M.

Section 6: Lots 3, 4, 5, 6 and 7; SE $\frac{1}{4}$ NW $\frac{1}{4}$ ; E $\frac{1}{2}$ SW $\frac{1}{4}$ .  
Section 7: E $\frac{1}{2}$ NW $\frac{1}{4}$ .  
Section 19: SE $\frac{1}{4}$ SW $\frac{1}{4}$ .  
Section 30: NW $\frac{1}{4}$ NE $\frac{1}{4}$ ; E $\frac{1}{2}$ NW $\frac{1}{4}$ ; Lots 2 and 3.  
Section 35: N $\frac{1}{2}$ NW $\frac{1}{4}$ .

TOWNSHIP 26 NORTH, RANGE 51 EAST, M.D.B. & M.

Section 6: Lots 3, 4, 5, 6 and 7; SE $\frac{1}{4}$ NW $\frac{1}{4}$ ; E $\frac{1}{2}$ SW $\frac{1}{4}$ .  
Section 7: Lots 1, 2, 3 and 4.  
Section 18: Lots 1, 2, 3 and 4.  
Section 19: Lots 1, 2, 3 and 4.  
Section 30: Lots 1, 2, 3 and 4; E $\frac{1}{2}$ SW $\frac{1}{4}$ .  
Section 31: NW $\frac{1}{4}$ NE $\frac{1}{4}$ ; E $\frac{1}{2}$ W $\frac{1}{4}$ ; Lot 4; SW $\frac{1}{4}$ SE $\frac{1}{4}$ .

TOWNSHIP 27 NORTH, RANGE 51 EAST, M.D.B. & M.

Section 30: S $\frac{1}{2}$ NE $\frac{1}{4}$ ; Lot 4; E $\frac{1}{2}$ SW $\frac{1}{4}$ ; N $\frac{1}{2}$ SE $\frac{1}{4}$ .  
Section 31: Lot 1.

PARCEL NO. II

TOWNSHIP 24 NORTH, RANGE 50 EAST, M.D.B. & M.

Section 20: W $\frac{1}{2}$ SW $\frac{1}{4}$ .  
Section 30: N $\frac{1}{2}$ NE $\frac{1}{4}$ ; NE $\frac{1}{4}$ NW $\frac{1}{4}$ ; Lot 1 (NW $\frac{1}{4}$ NW $\frac{1}{4}$ ).

TOWNSHIP 25 NORTH, RANGE 50 EAST, M.D.B. & M.

Section 32: NE $\frac{1}{4}$ SE $\frac{1}{4}$ ; SW $\frac{1}{4}$ SE $\frac{1}{4}$ .

EXCEPTING, THEREFROM, all mines of gold, silver, copper, lead, cinnabar and other valuable minerals which may exist in said tract, including all gas, coal, oil and oil shales as reserved in Deeds conveying above parcels to TESSIE DAMELE, et al, executed by RUBY LAND CORPORATION, as recorded August 24, 1951 in Book 24 of Deeds at page 157; by HOMER D. TUTTLE and GLENDORA TUTTLE, as recorded August 22, 1951 in Book 24 of Deeds at page 158; and by FRANK D. CARROLL and NINA J. CARROLL, as recorded August 24, 1951 in Book 24 of Deeds at page 161, all Eureka County, Nevada, Records.

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PARCEL NO. III

TOWNSHIP 24 NORTH, RANGE 50 EAST, M.D.B. & M.

Section 14: SW 1/4 NE 1/4; SE 1/4 NW 1/4;  
SW 1/4; W 1/2 SE 1/4;

Section 22: NE 1/4;

Section 23: NW 1/4.

EXCEPTING THEREFROM a one-fourth interest in all minerals, as reserved in Deed dated October 20, 1960, executed by JEAN SALLABERRY, et al, to CHARLES DAMELE, et al, and recorded October 26, 1960 in Book 25 of Deeds at page 467, Eureka County, Nevada Records.



PARCEL NO. IV

TOWNSHIP 25 NORTH, RANGE 50 EAST, M.D.B. & M.

Section 1: SE 1/4 SE 1/4 SE 1/4 NE 1/4;  
E 1/2 E 1/2 NE 1/4 SE 1/4;  
E 1/2 NE 1/4 SE 1/4 SE 1/4;  
NE 1/4 SE 1/4 SE 1/4 SE 1/4;

Section 28: SE 1/4 NE 1/4 NW 1/4.

TOWNSHIP 26 NORTH, RANGE 51 EAST, M.D.B. & M.

Section 30: SW 1/4 SW 1/4 NE 1/4 NW 1/4;  
W 1/2 SE 1/4 NW 1/4;  
SW 1/4 SE 1/4 SE 1/4 NW 1/4;  
W 1/2 SW 1/4 NW 1/4 SE 1/4;  
NW 1/4 NW 1/4 SW 1/4 SE 1/4;  
S 1/2 NW 1/4 SW 1/4 SE 1/4;  
SW 1/4 SW 1/4 SE 1/4.

Section 31: NW 1/4 SW 1/4 NE 1/4;  
W 1/2 SW 1/4 SW 1/4 NE 1/4.

EXCEPTING, THEREFROM, all oil and gas as reserved  
in Patent executed by UNITED STATES OF AMERICA to  
LIBERTY LIVESTOCK recorded August 29, 1972 in Book  
43 of Official Records at page 46, Eureka County,  
Nevada.

FURTHER EXCEPTING from PARCELS I, II and III one-  
half of all minerals, oil or gas owned by CHARLES J.  
DAMELE, et al, as reserved in Deed to LIBERTY LIVESTOCK  
recorded January 20, 1972 in Book 41 of Official Records  
at page 318, Eureka County, Nevada.



PARCEL V

TOWNSHIP 27 NORTH, RANGE 51 EAST, M.D.B.G. M.

Section 30: Lots 9, 10, SW 1/4 SE 1/4 SE 1/4 NW 1/4;  
E 1/2 SE 1/4 SE 1/4 NW 1/4.

Section 31: N 1/2 NW 1/4 NE 1/4 NW 1/4;  
SW 1/4 NW 1/4 NE 1/4 NW 1/4.

EXCEPTING, therefrom, all oil and gas as reserved in  
Patent executed by UNITED STATES OF AMERICA to LIBERTY  
LIVESTOCK recorded December 6, 1972 in Book 44 of Offi-  
cial Records at page 180, Eureka County, Nevada records.



TOGETHER WITH all buildings and improvements situate thereon.

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

TOGETHER WITH all water, water rights, rights to the use of water, dams, ditches, canals, pipelines, reservoirs, wells, permits issued by the State Engineer's Office of the State of Nevada, and all other means of diversion of or use of water, pertinent to the said property or any part thereof, or used or enjoyed in connection therewith, and together with any stock water, water, water rights used or enjoyed in connection with the use of any of the said parcels of land.

TOGETHER WITH all range rights and grazing rights, including all so-called Taylor Grazing rights or privileges, and all rights to graze cattle on the Public Domain now or heretofore used upon or in connection with said parcels of real property.

TOGETHER WITH all minerals, oil or gas, presently owned by the Sellers, lying on, in or under the above parcels of real property, SUBJECT TO that certain oil and gas mining lease dated December 14, 1967, between CHARLES DAMELE, LEO J. DAMELE and JOHN V. DAMELE, a co-partnership doing business under the name of STEPHEN DAMELE & SONS, and all of the County of Eureka, State of Nevada, First Parties and Lessors, and MODOC MINERAL AND OIL CO., INC., a Nevada Corporation, Second Party and Lessee, and the First Party herein assigns unto the Second Party its interest in and to said oil and gas mining lease.

It is understood that the First Party is making no representations as to the mineral, oil and gas rights owned by it, but is merely conveying whatever rights it owns.

FIRST AMERICAN TITLE CO.  
RECORDED AT THE REQUEST OF OF NEVADA  
on JAN. 27, 1976, at 10 mins. past 3 P. M. In  
Book 53 of OFFICIAL RECORDS, page 506-513, RECORDS OF  
EUREKA COUNTY, NEVADA. WILLIS A. DePAOLI - Recorder  
File No. 60840 Fee \$ 10.00

LAW OFFICES  
EVANS & BILYEU  
PROFESSIONAL CENTER  
ELKO, NEVADA 89801

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