

64261.

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made and entered into this 17th day of NOVEMBER, 1977, by and between JOHN C. CARPENTER, JR. and ROSEANN S. CARPENTER, his wife, of Elko, Nevada, parties of the first part, and WILLAMETTA K. DAY, a single woman, whose address is Beowawe, Nevada, 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, to them in hand paid by the said party of the second part, and other good and valuable consideration, the receipt whereof is hereby acknowledged, do by these presents grant, bargain sell and convey unto the said party of the second part, as her sole and separate property, and to the heirs and assigns of the said second party, forever, all the following described property in the County of Eureka, State of Nevada:

PARCEL I

TOWNSHIP 30 NORTH, RANGE 49 EAST, M.D.B.&M.

Section 13: All
Section 23: All
Section 27: All

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

Section 3: All
Section 7: All
Section 9: All
Section 17: All
Section 19: All

EXCEPTING THEREFROM 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, as reserved in Deed dated May 2, 1959, from STRATHEARN CATTLE COMPANY, et al, to MAE NICHOLS, recorded May 24, 1959, in Book 25 of Deeds at page 297, Eureka County, Nevada records, and as reserved in Deed dated May 30, 1959, from STRATHEARN CATTLE COMPANY, et al, to MARTIN MAGNUSON, et al, recorded June 10, 1959, in Book 25 of Deeds at page 310, Eureka County, Nevada records.

PARCEL II

TOWNSHIP 31 NORTH, RANGE 50 EAST, M.D.B.&M.

Section 29: All
Section 33: All

EXCEPTING THEREFROM all petroleum, oil, natural gas and products derived therefrom within or underlying said lands as reserved in Deed dated March 18, 1959 from SOUTHERN PACIFIC COMPANY to MARTIN T. MAGNUSON, et al, recorded April 23,

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VAUGHAN, HULL, MARFISI & MILLER, LTD.
ATTORNEYS AND COUNSELORS
222 ISLAND STREET
ELKO, NEVADA 89801

Documentary Transfer Tax \$ 344.20
Computed on full value of property conveyed, or
Computed on full value less liens and encumbrances re-
maining in record at time of transfer.
Under penalty of perjury.

Signature of grantor of first part
Notarizing Notary Public

1959, in Book 25 of Deeds at page 310, Eureka County, Nevada records.

PARCEL III

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

Section 4: NE1/4 SE1/4

PARCEL IV

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

Section 4: N1/2; SW1/4; S1/2 SE1/4; NW1/4 SE1/4

Section 10: NW1/4; NW1/4 NE1/4; N1/2 SW1/4; SW1/4 SW1/4

Section 16: NW1/4; NW1/4 NE1/4; N1/2 SW1/4; SW1/4 SW1/4

TOWNSHIP 31 NORTH, RANGE 50 EAST, M.D.B.&M.

Section 34: Lots 1 and 2 (S1/2 SW1/4) NW1/4 SW1/4;
SW1/4 NW1/4

EXCEPTING THEREFROM all minerals as reserved in Patent executed by UNITED STATES OF AMERICA recorded September 23, 1964, in Book 6 of Official Records at page 34, Eureka County, Nevada.

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.

TOGETHER WITH all fences and improvements thereon owned by Grantor and all Grantor's interest in improvements in public lands within or on the boundary of the BLM grazing allotment within which these lands are located.

TOGETHER WITH all springs, waters, wells and water rights on or appurtenant to the lands owned by Grantor and all water rights to water on the public lands in the BLM allotment within which these lands are located and all stockwater facilities and equipment now on such lands or said public lands.

SUBJECT TO:

1. All rights-of-way easements, licenses and privileges affecting the property or any portion thereof and all highways, roads, trails, canals, ditches, flumes, pipe, pipelines, pole and transmission lines, telephone lines and cables, reservoirs, dams and diversions on, under, over, through or across the land or any portion thereof.
2. All patent reservations, covenants, conditions, restrictions and reservations.
3. All reservations of oil, gas, petroleum, minerals, mineral rights, coal and geothermal resources, substances and processes.

4. Any existing mining claims, mill sites and tunnel locations.

5. Any existing fence encroachments or misalignment.

6. Application for Agricultural Use Assessment executed by John C. Carpenter and Roseann Carpenter, dated October 1, 1975 and recorded in Book 56 of Official Records at page 53, Eureka County, Nevada.

7. All laws, ordinances, planning, zoning, codes, rules and regulations affecting the property.

TO HAVE AND TO HOLD the said premises, together with the appurtenances, unto the said party of the second part as her sole and separate property, and to the heirs and assigns of the said second party, forever.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands the day and year first above written.

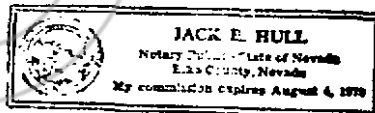
John C. Carpenter, Jr.
JOHN C. CARPENTER, JR.

Roseann S. Carpenter
ROSEANN S. CARPENTER

STATE OF NEVADA)
COUNTY OF ELKO) SS.

On NOVEMBER 17th, 1977, personally appeared before me, a Notary Public, JOHN C. CARPENTER, JR. and ROSEANN S. CARPENTER, his wife, who acknowledged that they executed the above instrument.

Jack E. Hull
NOTARY PUBLIC



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RECORDED AT THE REQUEST OF First American Title Co. of Nevada
on November 23, 1977, at 03 min. past 8 A. M. in
Book 62 of OFFICIAL RECORDS, page 92-94 RECORDS OF
EUREKA COUNTY, NEVADA. WILLIS A. DePAOLI Recorder
File No. 64261 Fee \$ 5.00