

GRANT BARGAIN AND SALE DEED

THIS INDENTURE, made and entered into as of the  
25 day of September, 1978, by and between PHILLIP DOUB,  
First Party, and F. DONALD SOKOL, 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, do by these presents  
grant, bargain, sell and convey unto the said Second Party,  
and to his representatives, heirs, successors and assigns,  
all that certain real property situate in the County of  
Eureka, State of Nevada, more particularly described as  
follows, to-wit:

Township 24 North, Range 52 East, MDB&M

Section 12: E-1/2 of NE-1/4  
Section 13: NE-1/4; SW-1/4; NW-1/4 of SE-1/4; S-1/2 of SE-1/4  
Section 23: E-1/2 of E-1/2; W-1/2 of SE-1/4  
Section 24: All  
Section 25: N-1/2; N-1/2 of S-1/2  
Section 26: E-1/2 of NE-1/4; W-1/2 of NE-1/4; NW-1/4  
of SE-1/4; E-1/2 of SE-1/4

Township 24 North, Range 53 East, MDB&M

Section 17: SW-1/4 of SW-1/4  
Section 18: Lots 3 and 4; E-1/2 of SW-1/4; W-1/2  
of SE-1/4; SE-1/4 of SE-1/4  
Section 19: Lots 1, 2, 3 and 4; E-1/2 of W-1/2;  
W-1/2 of E-1/2  
Section 29: NW-1/4; W-1/2 of SE-1/4; N-1/2 of SW-1/4;  
SE-1/4 of SE-1/4  
Section 30: Lots 1 and 2; E-1/2 of NW-1/4; NE-1/4;  
N-1/2 of SE-1/4  
Section 32: N-1/2 of NE-1/4

Township 25 North, Range 53 East, MDB&M

Section 5: SE-1/4 of SE-1/4

TOGETHER WITH all improvements situate thereon.

TOGETHER WITH all range rights and grazing rights owned by First Party, or used and enjoyed in connection with any of said property.

TOGETHER WITH all easements and rights of way.

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 of the water and water rights on or appurtenant to the above described real property, or any part thereof, including but not limited to the following:

- (1) Big Shipley Spring and artesian well.
- (2) Indian Camp Springs
- (3) Two domestic wells.

THIS DEED is made without warranties, either express or implied, as to water or water rights nor as to minerals or mineral rights although it is the intention of First Party to convey all minerals and mineral rights in, on and under said lands which are owned by First Party.

AND IS SUBJECT TO an Oil and Gas Lease dated December 17, 1976, wherein Filon Exploration Corporation is lessee, recorded in the real property records of Eureka County, Nevada, at Book 61, Page 286 and following pages. And to an Oil and Gas Lease dated September 16, 1977 wherein Loudy Ranch is lessor and Gulf Oil Corporation is lessee recorded in Book 64, Page 323 of the real property records of Eureka County, Nevada.

AND SUBJECT TO the matters listed below:

1. Taxes for the year 1977-1978, in the sum of \$4,830.18, including any secured personal property taxes and any district assessment collected therewith, a lien, due and payable. The first installment has been paid; the second, third and fourth installments will become delinquent the first Monday in October 1978, January and March 1979, respectively.

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2. Taxes for the year 1978-1979, including any secured personal property taxes and any district assessment collected therewith, not yet due or payable.
3. The interest of Mrs. Matilda Eccles in and to the W-1/2 of NE-1/4 of Section 29, T. 34 N., R. 53 E., MDB&M, who acquired title by Patent executed by STATE OF NEVADA recorded February 5, 1949, in Book 24 of Deeds at Page 11, Eureka County, Nevada, and there is no conveyance of record of her interest.
4. The interest of EDGAR SADLER in and to the undivided 1/2 interest of SE-1/4 of NW-1/4 and SW-1/4 of NE-1/4 of Section 36, T. 23 N., R. 52 E., MDB&M, who acquired title by Patent recorded October 12, 1954, in Book 24 of Deeds at Page 367, Eureka County, Nevada and there is no conveyance of record of his interest.
5. An easement over portions of Sections 12, 13, 23, 24, 25 & 26, Township 24 North, Range 52 East, MDB&M, for electric transmission and/or distribution line or system, and incidental purposes, as granted to MT. WHEELER POWER CO. by instrument recorded September 13, 1971, in Book 40, Page 363, Official Records, Eureka County, Nevada.
6. Release and Waiver dated June 24, 1971 executed by SADLER BROS. INC. to MT. WHEELER POWER INC. recorded September 13, 1971, in Book 40 of Official Records at Page 367, Eureka County, Nevada, from any effect upon the use of existing telephone lines due to the construction of electrical transmission lines.
7. Reservations contained in Grant, Bargain and Sale Deed from REINHOLD SADLER, et al, to COLOWYO COAL COMPANY dated November 25, 1975 and recorded February 6, 1976, in Book 53 of Official Records, at Page 583, Eureka County, Nevada.
8. Easements, rights of way and encroachments, if any, of record or which are in existence, visible and in use on the date hereof.

THIS DEED is made without warranties, either express or implied, except as to defects of title arising by, through or under said Phillip Doub.

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

IN WITNESS WHEREOF, the First Party has hereunto set his hand as of the day and year first hereinabove written.

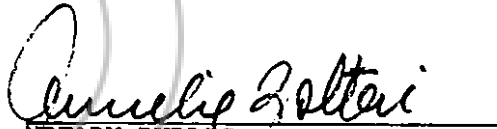
  
PHILLIP DOUB

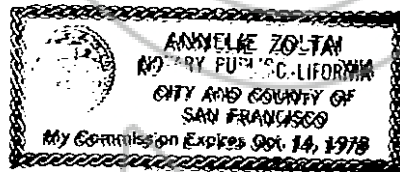
STATE OF CALIFORNIA        )  
COUNTY OF SAN FRANCISCO } ss.

On September 25, 1978, before me, the undersigned, a notary public in and for said state, personally appeared Phillip Doub, known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

WITNESS my hand and official seal.

[seal]

  
NOTARY PUBLIC



66336

RECORDED AT THE REQUEST OF Frontier Title Company  
on September 29 19 78 at 00 mins. past 2 P.M. In  
Book 66 of OFFICIAL RECORDS, page 195-198, RECORDS OF  
EUREKA COUNTY, NEVADA. WILLIS A. DePAOLI Recorder  
File No. 66336 Fee \$ 6.00

DOCUMENTARY TRANSFER TAX \$ 94.45  
X COMPUTED ON FULL VALUE OF PROPERTY CONVEYED,  
OR COMPUTED ON FULL VALUE LESS LIENS AND  
ENCUMBRANCES REMAINING AT TIME OF SALE.  
F. H. H. Chicago Title Co.  
Signature of Declarant or Agent determining tax. Firm Name.

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