

68044

GRANT, BARGAIN AND SALE DEED

R.P.T.T. 1688.50

7945-112

X1

THIS INDENTURE, made and entered into this 15th day of April, 1979, be and between WILLAMETTA K. DAY, a single woman, of Eureka County, Nevada, party of the first part, and ZEDA CORPORATION, a Nevada Corporation, whose address is One East First Street, Room 1507, Reno, Nevada 89501, party of the second part,

W I T N E S S E T H:

That the said party 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, does by these presents grant, bargain sell and convey unto the said party of the second part, and to the successors 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, MDB&M.

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

TOWNSHIP 30 NORTH, RANGE 50 EAST, MDB&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, MDB&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,

VAUGHAN, HULL, MARFISI & COPENHAVER, LTD.
ATTORNEYS AND COUNSELORS
330 IDAHO STREET
ELKO, NEVADA 89801

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recorded April 23, 1959, in Book 25 of Deeds
at page 310, Eureka County, Nevada records.

PARCEL III

TOWNSHIP 30 NORTH, RANGE 50 EAST, MDB&M.

Section 4: NE $\frac{1}{4}$ SE $\frac{1}{4}$

PARCEL IV

TOWNSHIP 30 NORTH, RANGE 50 EAST, MDB&M.

Section 4: N $\frac{1}{2}$; SW $\frac{1}{4}$; S $\frac{1}{2}$ SE $\frac{1}{4}$; NW $\frac{1}{4}$ SE $\frac{1}{4}$
Section 10: NW $\frac{1}{4}$; NW $\frac{1}{4}$ NE $\frac{1}{4}$; N $\frac{1}{2}$ SW $\frac{1}{4}$; SW $\frac{1}{4}$ SW $\frac{1}{4}$
Section 16: NW $\frac{1}{4}$; NW $\frac{1}{4}$ NE $\frac{1}{4}$; N $\frac{1}{2}$ SW $\frac{1}{4}$; SW $\frac{1}{4}$ SW $\frac{1}{4}$

TOWNSHIP 31 NORTH, RANGE 50 EAST, MDB&M.

Section 34: Lots 1 and 2 (S $\frac{1}{2}$ SW $\frac{1}{4}$) NW $\frac{1}{4}$ SW $\frac{1}{4}$;
SW $\frac{1}{4}$ NW $\frac{1}{4}$

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.

PARCEL V

Lots 11, 12 and 13 in Block 11, Town of
Beowawe as shown on the plat filed in the
office of the County Recorder of Eureka
County, Nevada on June 15, 1908.

EXCEPTING AND RESERVING to the party of the
first part all geothermal resources and
by-products in all of the above described
lands as now defined either in Nevada Revised
Statutes, Section 361.027, or in 30 United
States Code, Section 1001, together with:

(1) The right to enter and make such
use of said lands as may be reasonably neces-
sary or convenient for the purpose of exploring
for, developing, producing, treating, trans-
porting, and marketing such geothermal resources
and by-products, (including the right to
erect and maintain one or more plants for the
generation of electric energy utilizing
geothermal resources produced from said lands
and from other lands in the vicinity of said
lands);

(2) The right to take and use water in
any geothermal operations pursuant to any
water rights appertaining to said lands, and
as well the right of access to and the use of
surface and groundwater resources in said
lands and the right to apply for and obtain
appropriative water rights under Nevada law
for use in such operations.

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, pipe-lines, 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. Any application for agricultural use assessment and agricultural use assessment pursuant thereto under the laws of the State of 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 and the successors and assigns of the said second party, forever.

IN WITNESS WHEREOF, the said party of the first part has hereunto set her hand the day and year first above written.

X *Willametta K. Day*
 WILLAMETTA K. DAY

STATE OF *Nevada*)
) SS.
 COUNTY OF *Washoe*)

On *April 13th*, 1979, personally appeared

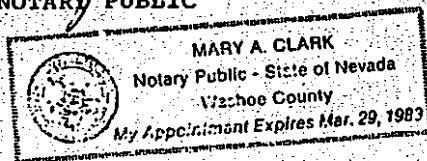
VAUGHAN, HULL, MARFISI & COPENHAVER, LTD.
 ATTORNEYS AND COUNSELORS
 330 IDAHO STREET
 ELKO, NEVADA 89801

3.

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before me, a Notary Public, WILLAMETTA K. DAY, who acknowledged that she executed the above instrument.

Mary A. Clark
NOTARY PUBLIC



48014

RECORDED AT THE REQUEST OF *First American Title Co. of Nevada*
on *April 16*, 1979, at *40* mins. past *11 A.* M. In
Book *69* of OFFICIAL RECORDS, page *511-514*, RECORDS OF
EUREKA COUNTY, NEVADA. WILLIS A. DePAOLI Recorder
File No. *68044* Fee \$ *6.00*

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