

GRANT, BARGAIN AND SALE DEEDR.P.T.T. prev. declared
Sec X1

THIS INDENTURE, made and entered into this 13th day of April, 1979, by and between WILLAMETTA K. DAY, also known as WILAMETTA K. DAY, Trustee under the WILLAMETTA K. DAY REVOCABLE TRUST, party of the first part, and ZEDA 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 her 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 its successors and assigns, all that certain lot, piece or parcel of land situate, lying and being in the County of Eureka, State of Nevada, and more particularly described as follows, to-wit:

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

PARCEL #1: A parcel of land located in Sections 32 and 33, T 32 N, R 49 E, MDB&M, in Eureka County, Nevada, being more particularly described as follows: Beginning at Corner #1, a point in said Section 32 which bears S 37°15'50" W, 9642.52 feet from the NE corner of Section 28, T 32 N, R 49 E, MDM, (and which said Point of Beginning also bears S 59°00' E 151.35 feet from Corner #1 of Parcel #2 hereinafter described), thence N. 47°34' E 669.25 feet to Corner #2, thence N 19°49' E 259.50 feet to Corner #3, thence N 40°15' W 799.25 feet to Corner #4, thence S 49°45' W 893.64 feet to Corner #5, thence S 40° 15' E 954.22 feet to Corner #1, the Point of Beginning containing 16.947 acres more or less.

PARCEL #2: A parcel of land located in Section 32, T 32 N, R 49 E, MDM, in Eureka County, Nevada, being more particularly described as follows: Beginning at Corner #1, a point in said Section 32 which bears S 36°54'51" W, 9500.63 feet from the NE corner of Section 28, T 32 N, R 49 E, MDM (and which said Point of Beginning also bears N 59°00' E 151.35 feet from Corner #1 of Parcel #1 herebefore described), thence S 47°35' W 203.20 feet to Corner #2, thence S 40°21' W 852.30 feet to Corner #3, a point in the northerly Right-of-way line of Nevada State Highway #21, thence N 77°39'41" E along said right-of-way 926.31 feet to Corner #4, thence N 19°02' W 622.70 feet to Corner #1, the Point of Beginning, containing 6.826 acres more or less.

BOOK 69 PAGE 515

PARCEL #3: A parcel of land located in Section 32, T 32 N, R 49 E, MDB&M, in Eureka County, Nevada, being more particularly described as follows: Beginning at Corner #1, a point in said Section 32 which bears S 36°50'49" W 9447.77 feet from the NE corner of Section 28, T 32 N, R 49 E, MDB&M, (and which said Point of Beginning also bears N 47°35' E 55.00 feet from the most northerly corner of Parcel #2, herebefore described), thence N 51°48'36" E 260.00 feet to Corner #2, thence S 38°11'24" E 150.00 feet to Corner #3, thence S 51°48'36" W 312.11 feet to Corner #4, thence N 19°02'00" W 158.79 feet to Corner #1, the Point of Beginning, containing 0.985 acres more or less.

PARCEL #4: A parcel of land located in Sections 32 and 33, T 32 N, R 49 E, MDM, in Eureka County, Nevada, being more particularly described as follows: Beginning at Corner #1 from which the NE corner of Section 28, T 32 N, R 49 E, MDM, bears N 33°45'35" E 9388.84 feet, thence N 53°17'10" E 851.00 feet to Corner #2, thence S 36°42' 50" E 292.92 feet to Corner #3, which lies on the northerly Right-of-Way of Nevada State Highway #21, thence from a tangent bearing S 44°29'06" W on a curve to the right with a radius of 2425.00 feet through an angle of 21°49'16", a distance of 923.57 feet along the northerly right-of-way of said Highway #21 to Corner #4 which bears N 71°05'30" E 402.50 feet from Corner #4 of Parcel #2 herebefore described, thence N 22°20'42" W 267.50 feet to Corner #1, the Point of Beginning, containing 6.233 acres more or less.

EXCEPTING AND RESERVING to Party of the First Part all geothermal resources and by-products in said 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 necessary or or convenient for the purpose of exploring for, developing, producing, treating, transporting, and marketing such geothermal resources and by-products (including the right to erect and maintain one or more plats for the generation of electric engery 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 as the right of access to and the use of surface and groundwater resources in said lands and the right to apply for and obtain appropriate water rights under Nevada law for use in such operations.

BOOK 69 PAGE 516
2.

TOGETHER WITH all improvements situate thereon or used in connection therewith.

TOGETHER WITH all water rights, including but without limitation thereto, all water rights decreed to Humboldt Land & Cattle Co. in the Bartlett Decree of Civil Action No. 2804 in the Sixth Judicial District Court of the State of Nevada, in and for the County of Humboldt, in the Matter of the Determination of the Relative Rights of the Claimants and Appropriators of the Waters of the Humboldt River Stream System and Tributaries, all of which rights have a source of the Humboldt River, which ditches are referred to as Rose Dam, High Line Canal, Over Flow, Dwyer Dam, Beowawe No. 1, Merchant Canal, Beowawe No. 2, (appearing on pages 94, 95, 96, 97, 98 and 99 of the Bartlett Decree in the Blue Book) and Pump (appearing on page 234 of the Bartlett Decree in the Blue Book), as the same is amended by that certain Order Amending Decree, made and entered by Judge Edwards, the 1st day of October, 1934, and filed in the above-referred to matter on the 3rd day of October, 1934, (appearing at pages 15 and 16 of the Intervening Orders in the Blue Book).

TOGETHER WITH all waters, water rights, rights to the use of water, dams, ditches, canals, pipelines, reservoirs and all other means for the diversion or use of waters appurtenant to the said property, or any part thereof, or used or enjoyed in connection therewith; and together with all stockwatering rights used or enjoyed in connection with the use of any of said lands, including those on the public domain.

TOGETHER WITH all range rights and grazing rights, and in particular, but without limitation thereto, all rights to graze livestock on the public domain under what is known as the Taylor Grazing Act, used or enjoyed in connection with any of said property or premises.

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

SUBJECT TO:

1. All rights-of-way, easements, roadway leases, licenses, waivers, 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.

BOOK 69 PAGE 517

3.

2. All patent reservations, covenants, conditions, restrictions and reservations.

3. All prior reservations and royalty agreements 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.

Together with all buildings and improvements situate thereon.

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.

TO HAVE AND TO HOLD the said premises, together with the appurtenances, unto the said party of the second part, and to heirs, executors, administrators and assigns forever.

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

Willametta K. Day
WILLAMETTA K. DAY, Trustee under
the WILLAMETTA K. DAY REVOCABLE
TRUST

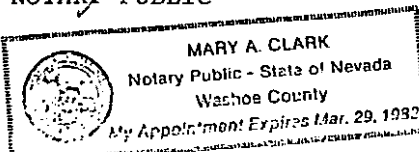
STATE OF NEVADA)
) SS.
COUNTY OF *Washoe*)

On *April 13th*, 1979, personally appeared before me, a Notary Public WILLAMETTA K. DAY, who acknowledged that she executed the above instrument.

55045

Mary A. Clark
NOTARY PUBLIC

RECORDED AT THE REQUEST OF *First American Title Co. of Nevada*
on *April 16*, 1979, at *44* mins. past *11* A.M. in
Book *69* of OFFICIAL RECORDS, page *515-518*, RECORDS OF
SUREKA COUNTY, NEVADA. WILLIS A. DePAOLI Recorder
File No. *68045* Fee *2.62*



BOOK *69* PAGE *518*