

Documentary Transfer Tax 27 50  
 Computed on full value of property conveyed or  
 Computed on full value less taxes and encumbrances  
 subject to credit of tax of transfer.  
 Taken from the books  
 Department of Taxation or agent thereunder  
 Northern Nevada

68342

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made and entered into this 3rd day of April, 1979, by and between MELVIN R. JONES and RACHAEL S. JONES, his wife, of the City of Carlin, County of Elko, State of Nevada, First Parties; and BATTISTA TOMERA, JR., a married man, of P. O. Box 486, of the City of Carlin, County of Elko, State of Nevada, Second Party; and GEORGE TOMERA, an unmarried man, of the same place, Third Party;

W I T N E S S E T H:

That the said First Parties, for and in consideration of the sum of TEN DOLLARS (\$10.00), lawful, current money of the United States of America, to them in hand paid by the said Second and Third Parties, the receipt whereof is hereby acknowledged, do by these presents grant, bargain, sell, convey and confirm an undivided one-half interest unto the said Second Party, and to his heirs, executors, administrators and assigns, and an undivided one-half interest unto the said Third Party, and to his heirs, executors, administrators and assigns, in and to that certain real property situate, lying and being in the Counties of Elko and Eureka, State of Nevada, more particularly described as follows;

See Exhibit A attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD, all and singular, an undivided one-half interest in said premises, together with the appurtenances unto the said Second Party, and to his heirs, executors, administrators and assigns, and an undivided one-half interest in the said premises, together with the appurtenances unto the said Third Party, and to his heirs, executors, administrators and assigns.

LAW OFFICES  
 EVANS and BILYEU  
 PROFESSIONAL CENTER  
 ELKO, NEVADA 89801

BOOK 70 PAGE 331

BOOK 291 PAGE 78

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

*Melvin R. Jones*  
MELVIN R. JONES

*Rachael S. Jones*  
RACHAEL S. JONES

STATE OF NEVADA )  
                          ) SS.  
COUNTY OF ELKO )

On this 3rd day of April, 1979, personally appeared before me, a Notary Public, MELVIN R. JONES and RACHAEL S. JONES, his wife, who acknowledged that they executed the foregoing instrument.

*Carol M. Hill*  
NOTARY PUBLIC



TOWNSHIP 32 NORTH, RANGE 52 EAST, M.D.B.&M.

Section 5: SE1/4SE1/4  
Section 8: E1/2NE1/4; NE1/4SE1/4

EXCEPTING THEREFROM a strip of land 100 feet in width conveyed by GEORGE McINTOSH to WESTERN PACIFIC RAILWAY COMPANY by Deed recorded June 25, 1906, in Book 29 of Deeds at page 100, Elko County, Nevada, records.

Section 10: SW1/4NE1/4  
Section 14: SW1/4NW1/4; NE1/4SW1/4  
Section 24: SW1/4SW1/4

EXCEPTING THEREFROM an undivided one-half interest in and to all coal, oil, gas and other minerals of every kind and nature whatsoever existing upon, beneath the surface of, or within said land, reserved by Allen T. Griffin, et al, in Deed recorded April 29, 1969 in Book 109, Page 68, Official Records, Elko County, Nevada, and in Book 28, Page 537, Official Records, Eureka County, Nevada.

TOWNSHIP 31 NORTH, RANGE 51 EAST, M.D.B.&M.

Section 1: That portion lying easterly and northerly of the center line of Nevada State Highway 51, as the same is now constructed.

EXCEPTING THEREFROM all petroleum, oil, natural gas, and products derived therefrom reserved by Southern Pacific Land Company in Deed recorded March 9, 1950 in Book 24, Page 42, Deed Records, Eureka County, Nevada.

FURTHER EXCEPTING THEREFROM an undivided one-half interest in and to any and all other mineral rights reserved by Eureka Livestock Company, a co-partnership, et al, in Deed recorded November 20, 1963, in Book 27, Page 76, Deed Records, Eureka County, Nevada.

TOWNSHIP 31 NORTH, RANGE 52 EAST, M.D.B.&M.

Section 6: That portion of the SE1/4SW1/4 lying northerly of the center line of Nevada State Highway 51 as the same is now constructed.  
Section 7: That portion lying easterly and northerly of the center line of Nevada State Highway 51 as the same is now constructed.  
Section 17: That portion of the W1/2 lying easterly and northerly of the center line of Nevada State Highway 51 as the same is now constructed.  
Section 18: That portion of the E1/2NE1/4 and NE1/4SE1/4 lying easterly and northerly of the center line of Nevada State Highway 51 as the same is now constructed.

TOGETHER WITH all buildings and improvements situate thereon.

TOGETHER WITH all water, water rights, right to the use of water, dams, ditches, canals, pipelines, reservoirs, wells, and all other means for the diversion or use of water appurtenant to the said property, or any part thereof.

TOGETHER WITH one-half of all mineral rights, oil or gas owned by the Grantors herein lying on, in or over the above described real property.

TOGETHER WITH all existing easements and rights of way benefiting the above-described real property, including, but not limited to, all easements and rights of way for ingress and egress to said property.

TOGETHER WITH all range rights and grazing rights, and in particular, but without limitation thereto, all rights to graze livestock upon the Public Domain under what is known as the Taylor Grazing Act, used or enjoyed in connection with said property.

TOGETHER WITH any and all rights in any range improvement project or cooperative agreements constructed on the public domain in cooperation with the Bureau of Land Management, and all of the Grantors right in and to any and all other corrals, improvements or structures located on the public domain.

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.

68342

RECORDED AT THE REQUEST OF Evans & Bilyeu  
on May 31, 19. 79 at 45 mins. past 10 A.M. in  
Book 70 of OFFICIAL RECORDS, pages 331-334, RECORDS OF  
ELUREKA COUNTY, NEVADA. WILLIS A. DePAOLI Recorder  
File No. 68342 Fee \$ 6.00

\*  
6.00  
FILE # 122093  
FILED FOR RECORD  
AT REQUEST OF  
Evans & Bilyeu  
79 MAY 1 P 3: 11 INDEXED  
RECORDED BY 291 PG 78  
JERRY D. REYNOLDS  
ELKO CO. RECORDER

LAW OFFICES  
EVANS & BILYEU  
PROFESSIONAL CENTER  
ELKO, NEVADA 89801

122093

-2-

BOOK 70 PAGE 334

Exhibit A

BOOK 291 PAGE 81