

Case No. 2913

IN THE THIRD JUDICIAL DISTRICT COURT OF THE  
STATE OF NEVADA, IN AND FOR THE COUNTY OF EUREKA

IVORY CATTLE, INC., a  
Nevada corporation,

Plaintiff,

vs.

FRANK PAXTON AND FAMILY,  
a General Partnership, con-  
sisting of FRANKLIN T. PAXTON,  
also known as TAFT PAXTON, C.  
TAD PAXTON and GENEVIEVE P.  
RAWSON, Partners, DOE I through  
DOE X, inclusive,

Defendants.

LIS PENDENS

NOTICE IS HEREBY GIVEN that an action has been com-  
menced in the above-entitled Court by the above-named Plaintiff  
against the above-named Defendants to specifically perform a  
written purchase agreement for the sale of certain real property  
hereinafter described, and requiring them to reinstate and re-  
store Plaintiff's rights thereunder. Said property, situate and  
being in the County of Eureka, State of Nevada, is more particu-  
larly described in Exhibit "A" attached hereto and incorporated  
herein by reference.

DATED: This 19th day of October, 1979.

MCDONALD, CARANO, WILSON, BERGIN,  
BIBLE, FRANKOVICH & HICKS

By

LEO P. BERGIN  
241 Ridge Street, Suite 440  
Reno, Nevada 89501  
Attorneys for Plaintiff

WHEN RECORDED  
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BOOK 75 PAGE 452

EXHIBIT A

DESCRIPTION

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

PARCEL I

TOWNSHIP 23: NORTH, RANGE 49 EAST, M.D.B. & M.

Section 1: Lot 3.

TOWNSHIP 24 NORTH, RANGE 49 EAST, M.D.B. & M.

Section 9: N $\frac{1}{2}$ NW $\frac{1}{4}$ ; SE $\frac{1}{4}$ NW $\frac{1}{4}$ ; SW $\frac{1}{4}$ NE $\frac{1}{4}$ .  
Section 10: SE $\frac{1}{4}$ SW $\frac{1}{4}$ ; SW $\frac{1}{4}$ SE $\frac{1}{4}$ .  
Section 12: SW $\frac{1}{4}$ SE $\frac{1}{4}$ ; NE $\frac{1}{4}$ SE $\frac{1}{4}$ .  
Section 13: NE $\frac{1}{4}$ NW $\frac{1}{4}$ ; SW $\frac{1}{4}$ NW $\frac{1}{4}$ ; NW $\frac{1}{4}$ SW $\frac{1}{4}$ .  
Section 14: SE $\frac{1}{4}$ SE $\frac{1}{4}$ .  
Section 15: N $\frac{1}{2}$ NW $\frac{1}{4}$ .  
Section 23: NE $\frac{1}{4}$ NE $\frac{1}{4}$ ; SW $\frac{1}{4}$ NE $\frac{1}{4}$ ; W $\frac{1}{2}$ SE $\frac{1}{4}$ .  
Section 26: W $\frac{1}{2}$ E $\frac{1}{4}$ ; NE $\frac{1}{4}$ NW $\frac{1}{4}$ .  
Section 35: E $\frac{1}{2}$ W $\frac{1}{4}$ .

TOWNSHIP 24 NORTH, RANGE 50 EAST, M.D.B. & M.

Section 2: Lot 3, SE $\frac{1}{4}$ NW $\frac{1}{4}$ .  
Section 7: Lot 2.

TOWNSHIP 25 NORTH, RANGE 50 EAST, M.D.B. & M.

Section 24: SE $\frac{1}{4}$ NW $\frac{1}{4}$ ; NW $\frac{1}{4}$ SW $\frac{1}{4}$ .  
Section 25: S $\frac{1}{2}$ SW $\frac{1}{4}$ ; SE $\frac{1}{4}$ .  
Section 28: W $\frac{1}{2}$ NE $\frac{1}{4}$ ; SE $\frac{1}{4}$ NW $\frac{1}{4}$ ; S $\frac{1}{2}$ SW $\frac{1}{4}$ .  
Section 32: SE $\frac{1}{4}$ NE $\frac{1}{4}$ .  
Section 33: NW $\frac{1}{4}$ NW $\frac{1}{4}$ .  
Section 35: E $\frac{1}{2}$ NE $\frac{1}{4}$ ; SW $\frac{1}{4}$ NE $\frac{1}{4}$ ; E $\frac{1}{2}$ SW $\frac{1}{4}$ ; SE $\frac{1}{4}$ .  
Section 36: NW $\frac{1}{4}$ NE $\frac{1}{4}$ ; NW $\frac{1}{4}$ ; NW $\frac{1}{4}$ SW $\frac{1}{4}$ .

TOWNSHIP 26 NORTH, RANGE 50 EAST, M.D.B. & M.

Section 1: SE $\frac{1}{4}$ NE $\frac{1}{4}$ ; W $\frac{1}{2}$ SW $\frac{1}{4}$ ; E $\frac{1}{2}$ SE $\frac{1}{4}$ .  
Section 11: NE $\frac{1}{4}$ NE $\frac{1}{4}$ .  
Section 12: E $\frac{1}{2}$ NE $\frac{1}{4}$ ; NE $\frac{1}{4}$ SE $\frac{1}{4}$ .  
Section 24: E $\frac{1}{2}$ SE $\frac{1}{4}$ .

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BOOK 75 PAGE 453

EXHIBIT A



PARCEL NO. I CONTINUED:

TOWNSHIP 25 NORTH, RANGE 51 EAST, M.D.B. & M.

Section 6: Lots 3, 4, 5, 6 and 7; SE $\frac{1}{4}$ NW $\frac{1}{4}$ ; E $\frac{1}{2}$ SW $\frac{1}{4}$ .  
Section 7: E $\frac{1}{2}$ NW $\frac{1}{4}$ .  
Section 19: SE $\frac{1}{4}$ SW $\frac{1}{4}$ .  
Section 30: NW $\frac{1}{4}$ NE $\frac{1}{4}$ ; E $\frac{1}{2}$ NW $\frac{1}{4}$ ; Lots 2 and 3.  
Section 35: N $\frac{1}{2}$ NW $\frac{1}{4}$ .

TOWNSHIP 26 NORTH, RANGE 51 EAST, M.D.B. & M.

Section 6: Lots 3, 4, 5, 6 and 7; SE $\frac{1}{4}$ NW $\frac{1}{4}$ ; E $\frac{1}{2}$ SW $\frac{1}{4}$ .  
Section 7: Lots 1, 2, 3 and 4.  
Section 18: Lots 1, 2, 3 and 4.  
Section 19: Lots 1, 2, 3 and 4.  
Section 30: Lots 1, 2, 3 and 4; E $\frac{1}{2}$ SW $\frac{1}{4}$ .  
Section 31: NW $\frac{1}{4}$ NE $\frac{1}{4}$ ; E $\frac{1}{2}$ W $\frac{1}{4}$ ; Lot 4; SW $\frac{1}{4}$ SE $\frac{1}{4}$ .

TOWNSHIP 27 NORTH, RANGE 51 EAST, M.D.B. & M.

Section 30: S $\frac{1}{2}$ NE $\frac{1}{4}$ ; Lot 4; E $\frac{1}{2}$ SW $\frac{1}{4}$ ; N $\frac{1}{2}$ SE $\frac{1}{4}$ .  
Section 31: Lot 1.

PARCEL NO. II

TOWNSHIP 24 NORTH, RANGE 50 EAST, M.D.B. & M.

Section 20: W $\frac{1}{2}$ SW $\frac{1}{4}$ .  
✓ Section 30: N $\frac{1}{2}$ NE $\frac{1}{4}$ ; NE $\frac{1}{4}$ NW $\frac{1}{4}$ ; Lot 1 (NW $\frac{1}{4}$ NW $\frac{1}{4}$ ).

TOWNSHIP 25 NORTH, RANGE 50 EAST, M.D.B. & M.

Section 32: NE $\frac{1}{4}$ SE $\frac{1}{4}$ ; SW $\frac{1}{4}$ SE $\frac{1}{4}$ .

EXCEPTING, THEREFROM, all mines of gold, silver, copper, lead, cinnabar and other valuable minerals which may exist in said tract, including all gas, coal, oil and oil shales as reserved in Deeds conveying above parcels to TESSIE DAMELE, et al, executed by RUBY LAND CORPORATION, as recorded August 24, 1951 in Book 24 of Deeds at page 157; by HOMER D. TUTTLE and GLENDORA TUTTLE, as recorded August 22, 1951 in Book 24 of Deeds at page 158; and by FRANK D. CARROLL and NINA J. CARROLL, as recorded August 24, 1951 in Book 24 of Deeds at page 161, all Eureka County, Nevada, Records.

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PARCEL NO. III

TOWNSHIP 24 NORTH, RANGE 50 EAST, M.D.B. & M.

Section 14: SW 1/4 NE 1/4; SE 1/4 NW 1/4;  
SW 1/4; W 1/2 SE 1/4;

Section 22: NE 1/4;

Section 23: NW 1/4.

EXCEPTING THEREFROM a one-fourth interest in all minerals, as reserved in Deed dated October 20, 1960, executed by JEAN SALLABERRY, et al, to CHARLES DAMELE, et al, and recorded October 26, 1960 in Book 25 of Deeds at page 467, Eureka County, Nevada Records.



PARCEL NO. IV

TOWNSHIP 25 NORTH, RANGE 50 EAST, N.D.B. & M.

Section 1: SE 1/4 SE 1/4 SE 1/4 NE 1/4;  
E 1/2 E 1/2 NE 1/4 SE 1/4;  
E 1/2 NE 1/4 SE 1/4 SE 1/4;  
NE 1/4 SE 1/4 SE 1/4 SE 1/4;

Section 28: SE 1/4 NE 1/4 NW 1/4.

TOWNSHIP 26 NORTH, RANGE 51 EAST, N.D.B. & M.

Section 30: SW 1/4 SW 1/4 NE 1/4 NW 1/4;  
W 1/2 SE 1/4 NW 1/4;  
SW 1/4 SE 1/4 SE 1/4 NW 1/4;  
W 1/2 SW 1/4 NW 1/4 SE 1/4;  
NW 1/4 NW 1/4 SW 1/4 SE 1/4;  
S 1/2 NW 1/4 SW 1/4 SE 1/4;  
SW 1/4 SW 1/4 SE 1/4.

Section 31: NW 1/4 SW 1/4 NE 1/4;  
W 1/2 SW 1/4 SW 1/4 NE 1/4.

EXCEPTING, THEREFROM, all oil and gas as reserved  
in Patent executed by UNITED STATES OF AMERICA to  
LIBERTY LIVESTOCK recorded August 29, 1972 in Book  
43 of Official Records at page 46, Eureka County,  
Nevada.

FURTHER EXCEPTING from PARCELS I, II and III one-  
half of all minerals, oil or gas owned by CHARLES J.  
DANELE, et al, as reserved in Deed to LIBERTY LIVESTOCK  
recorded January 20, 1972 in Book 41 of Official Records  
at page 318, Eureka County, Nevada.



PARCEL V

TOWNSHIP 27 NORTH, RANGE 51 EAST, M.D.B. & M.

Section 30: Lots 9, 10, SW 1/4 SE 1/4 SE 1/4 NW 1/4;  
E 1/2 SE 1/4 SE 1/4 NW 1/4.

Section 31: N 1/2 NW 1/4 NE 1/4 NW 1/4;  
SW 1/4 NW 1/4 NE 1/4 NW 1/4.

EXCEPTING, therefrom, all oil and gas as reserved in  
Patent executed by UNITED STATES OF AMERICA to LIBERTY  
LIVESTOCK recorded December 6, 1972 in Book 44 of Offi-  
cial Records at page 180, Eureka County, Nevada Records.



TOGETHER WITH all buildings and improvements  
situate thereon.

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.

TOGETHER WITH all water, water rights, rights  
to the use of water, dams, ditches, canals,  
pipelines, reservoirs, wells, permits issued by  
the State Engineer's Office of the State of  
Nevada, and all other means of diversion of or  
use of water, pertinent to the said property or  
any part thereof, or used or enjoyed in con-  
nection therewith, and together with any stock  
water, water, water rights used or enjoyed in  
connection with the use of any of the said par-  
cels of land.

TOGETHER WITH all range rights and grazing rights,  
including all so-called Taylor Grazing rights or  
privileges, and all rights to graze cattle on the  
Public Domain now or heretofore used upon or in  
connection with said parcels of real property.

TOGETHER WITH all minerals, oil or gas, presently  
owned by the Sellers, lying on, in or under  
the above parcels of real property, SUBJECT TO  
that certain oil and gas mining lease dated  
December 14, 1967, between CHARLES DAMELE, LEO J.  
DAMELE and JOHN V. DAMELE, a co-partnership doing  
business under the name of STEPHEN DAMELE & SONS,  
and all of the County of Eureka, State of Nevada,  
First Parties and Lessors, and NODOC MINERAL AND  
OIL CO., INC., a Nevada Corporation, Second Party  
and Lessee, and the First Party herein assigns unto  
the Second Party its interest in and to said oil and  
gas mining lease.

It is understood that the First Party is making no  
representations as to the mineral, oil and gas  
rights owned by it, but is merely conveying  
whatever rights it owns.

70818

McDonald, Carano, Wilson, Bergin,  
Bible, Frankovich & Hicks  
RECORDED AT THE REQUEST OF  
on October 23, 1979, at 45 mins. past 11 A.M. 1:  
Book 75 of OFFICIAL RECORDS, page 452-458, RECORDS OF  
EUREKA COUNTY, NEVADA. WILLIS A. DePAOLI Recorder  
File No. 70818 Fee \$ 9.00

BOOK 75 PAGE 458