

78399

Documentary Transfer Tax \$ 3.85  
☒ Computed on full value of property conveyed or  
☐ Computed on full value less liens and encumbrances  
 Date of recording of time of transfer.  
 Penalty for perjury:  
 Goicoechea, Digrazia & Marvel  
 By: Paul Baldarelli  
 Signature of declarant or agent declarant  
 Tax-Form name

RPTT PAID \$3.85

## QUITCLAIM DEED

THIS INDENTURE, made and entered into this 16th day of January, 1981, by and between VALIANT FARMS-EUREKA, INC., a Nevada corporation, of Eureka, Nevada, First Party; and APAL, a Limited Partnership, whose address is P. O. Box 6423, Incline Village, Nevada 89450, Second Party;

## WITNESSETH:

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, the receipt whereof is hereby acknowledged, does by these presents remise, release, and forever quitclaim unto the Second Party, and to its successors and assigns, all its right, title, equity, and interest of any and all nature in and to the mineral rights and interest, including coal, oil, gas, and other hydrocarbons, and all other metallic and non-metallic mineral ores and substances, and geothermal steam, hot water, hot brines, thermal energy, and gasses, located in, on, or beneath the surface of those certain parcels of real property located in the Counties of Elko, Eureka, Lander, Nye, and White Pine, State of Nevada, which are more particularly described as follows:

See Exhibit A, attached hereto and incorporated herein by reference.

SUBJECT TO any oil and gas or mineral leases that may now exist in any lessee or assignee under any present oil and gas or mineral leases covering any of the property herein conveyed.

TO HAVE AND TO HOLD the said mineral rights and interest, including coal, oil, gas, and other hydrocarbons, and all other metallic and non-metallic mineral ores and substances, and geothermal steam, hot water, hot brines, thermal energy and gasses, unto the said Second Party, its successors and assigns forever.

These rights and estates conveyed include the use of the surface as necessary to investigate, explore for, locate, mine, drill for, extract, produce, remove, market, process, or produce on the land and sell the substances herein conveyed.

IN WITNESS WHEREOF, the said First Party has hereunto set its hand the day and year first above written.

VALIANT FARMS-EUREKA, INC.,  
 A Nevada corporation.

By: Paul Baldarelli

PAUL BALDARELLI

President

ATTEST:

James Dunn  
JAMES DUNN

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GOICOECHEA, DIGRAZIA & MARVEL  
 ATTORNEYS AT LAW  
 BLOHM BUILDING, SUITE 200  
 FIFTH & IDAHO STREETS - P. O. BOX 1388  
 ELKO, NEVADA 89801  
 (702) 738-8081

STATE OF NEVADA     )  
                              ) ss.  
COUNTY OF WASHOE    )

On this 16<sup>TH</sup> day of JANUARY 1981, personally appeared before me, a Notary Public, LIBERO PAUL BALDARELLI, JR., aka PAUL BALDARELLI, and JAMES DUNN, known to me to be the President and Secretary, respectively, of VALIANT FARMS-EUREKA, INC., that executed the within instrument, and known to me to be the persons who affixed their names thereto, and who acknowledged to me that they executed the same freely and voluntarily, and for the uses and purposes therein mentioned.

Robert Davis  
Notary Public

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GOICOECHEA, DIGRAZIA & MARVEL  
ATTORNEYS AT LAW  
BLOHM BUILDING, SUITE 200  
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EXHIBIT A

Situate in the County of White Pine, State of Nevada, as follows,  
to-wit:

TOWNSHIP 22 NORTH, RANGE 55 EAST, M.D.B.&M.

Section 1: Lots 1 & 2; SE1/4NE1/4

TOWNSHIP 23 NORTH, RANGE 55 EAST, M.D.B.&M.

Section 23: SE1/4  
Section 24: NE1/4NW1/4; S1/2NW1/4; SW1/4; E1/2  
Section 25: All  
Section 26: E1/2  
Section 35: E1/2  
Section 36: All

TOWNSHIP 25 NORTH, RANGE 55 EAST, M.D.B.&M.

Section 2: SW1/4NW1/4; W1/2SW1/4; SE1/4SW1/4  
Section 3: Lots 1 & 2; SE1/4NE1/4; NE1/4SE1/4  
Section 11: SE1/4SW1/4  
Section 14: E1/2NW1/4; E1/2SW1/4; SW1/4SE1/4  
Section 23: E1/2NW1/4; W1/2E1/2  
Section 26: W1/2NE1/4; W1/2SW1/4  
Section 34: SW1/4NE1/4; NE1/4SE1/4  
Section 35: NW1/4NW1/4

TOWNSHIP 26 NORTH, RANGE 55 EAST, M.D.B.&M.

Section 27: SW1/4SE1/4  
Section 34: W1/2NE1/4; NW1/4SE1/4

TOWNSHIP 22 NORTH, RANGE 56 EAST, M.D.B.&M.

Section 6: SE1/4NW1/4; Lots 3, 4 & 5

TOWNSHIP 23 NORTH, RANGE 56 EAST, M.D.B.&M.

Section 19: E1/2SW1/4; Lots 3 & 4  
Section 30: E1/2W1/2; Lots 1, 2, 3 & 4  
Section 31: E1/2W1/2; Lots 1, 2, 3 & 4

TOWNSHIP 25 NORTH, RANGE 56 EAST, M.D.B.&M.

Section 5: SW1/4SW1/4

TOWNSHIP 26 NORTH, RANGE 56 EAST, M.D.B.&M.

Section 28: S1/2SW1/4SW1/4; Lots 5 & 6  
Section 29: SE1/4SW1/4; SW1/4SE1/4; S1/2SE1/4SE1/4  
Section 32: N1/2NE1/4; NE1/4NW1/4  
Section 33: N1/2NW1/4; SW1/4; Lots 1 & 2

EXCEPTING THEREFROM an undivided one-half interest  
in and to all oil, gas and mineral rights, as reserved  
in deed from Katherine Frandsen and the Estate of  
Frank M. Frandsen, Deceased, recorded in Book 169,  
Page 352, Real Estate Records, White Pine County,  
Nevada.

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Exhibit A (cont'd.)

TOWNSHIP 26 NORTH, RANGE 55 EAST, M.D.B.&M.

Section 22: W1/2NE1/4; SE1/4NW1/4; E1/2SW1/4  
Section 27: E1/2NW1/4; NE1/4SW1/4; NW1/4 SE1/4

EXCEPTING THEREFROM an undivided one-half interest in and to all oil, gas and mineral rights, as reserved in deed from Katherine Frandsen and the Estate of Frank M. Frandsen, Deceased, recorded in Book 169, Page 352, Real Estate Records, White Pine County, Nevada.

TOWNSHIP 17 NORTH, RANGE 54 EAST, M.D.B.&M.

Section 1: NW1/4SW1/4

TOWNSHIP 19 NORTH, RANGE 55 EAST, M.D.B.&M.

Section 15: W1/2  
Section 22: All

Situate in the County of Elko, State of Nevada, as follows, to-wit:

TOWNSHIP 26 NORTH, RANGE 55 EAST, M.D.B.&M.

Section 15: SW1/4NE1/4; SW1/4SE1/4

TOWNSHIP 27 NORTH, RANGE 55 EAST, M.D.B.&M.

Section 35: SE1/4NW1/4; NE1/4SW1/4

EXCEPTING THEREFROM, an undivided one-half interest in and to all oil, gas and mineral rights conveyed by JEFF HUNT, et ux, to KATHERINE M. FRANDSEN, et al, by Deed recorded May 29, 1952, in Book 168 of Official Records at page 37 and reserved in Deed executed by KATHERINE M. FRANDSEN, et al, in Deed recorded May 24, 1952, in Book 168 of Real Estate Records at page 22, White Pine County, Nevada, and in Book 61 of Deeds at page 296, Elko County, Nevada records.

Situate in the County of Nye, State of Nevada, as follows, to-wit:

TOWNSHIP 14 NORTH, RANGE 48 EAST, M.D.B.&M.

Section 23: W1/2SE1/4

TOWNSHIP 14 NORTH, RANGE 51 EAST, M.D.B.&M.

Section 10: N1/2NE1/4  
Section 11: N1/2NW1/4  
Section 24: W1/2SW1/4; NE1/4SW1/4; NW1/4SE1/4

TOWNSHIP 15 NORTH, RANGE 53 EAST, M.D.B.&M.

Section 23: SW1/4NE1/4  
Section 28: NE1/4NW1/4

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Exhibit A (cont'd.)

EXCEPTING from the W1/2SE1/4 of Section 23, Township 14 North, Range 48 East, M.D.B.&M., and the SW1/4NE1/4 of Section 23 and the NE1/4NW1/4 of Section 28, Township 15 North, Range 53 East, M.D.B.&M., an undivided 1/6 of all minerals, oil, gas, and hydrocarbon substances, as granted to JOHN L. BROWN by Deed recorded February 20, 1954, in Book 56 of Deeds, page 70.

ALSO EXCEPTING from the W1/2SE1/4 of Section 23, Township 14 North, Range 48 East, M.D.B.&M.; and the SW1/4NE1/4 of Section 23, and the NE1/4NW1/4 of Section 28, Township 15 North, Range 53 East, M.D.B.&M., an undivided 23 1/3 interest in and to all oil, gas, hydrocarbon substances within said land, as granted to SAM RUDNICK by Deed recorded March 11, 1957, in Book 18 of Official Records at page 190.

ALSO EXCEPTING from the W1/2 SE1/4 of Section 23, Township 14 North, Range 48 East, M.D.B.&M., and the SW1/4NE1/4 of Section 23, and the NE1/4NW1/4 of Section 28 in Township 15 North, Range 53 East, M.D.B.&M., an undivided 40% interest in and to all mineral rights, including but not limited to 'crude oil', petroleum, gas brea, asphaltum, or any kindred substance with and underlying as reserved in the deed executed by EUREKA LIVESTOCK COMPANY, recorded June 2, 1958, in Book 25 of Official Records, page 482.

TOWNSHIP 7 NORTH, RANGE 50 EAST, M.D.B.&M.

Section 3: Lots 3 and 4 (N1/2NW1/4)  
Section 4: Lot 1 (NE1/4NE1/4)

TOWNSHIP 8 NORTH, RANGE 50 EAST, M.D.B.&M.

Section 13: NW1/4NE1/4; NE1/4NW1/4  
Section 33: NE1/4; N1/2NW1/4  
Section 34: W1/2NW1/4; SE1/4NW1/4; N1/2SW1/4;  
SE1/4SW1/4; Lot 1

TOWNSHIP 6 NORTH, RANGE 51 EAST, M.D.B.&M.

Section 5: SW1/4NE1/4  
Section 9: SW1/4SW1/4  
Section 16: NW1/4NW1/4

TOWNSHIP 8 NORTH, RANGE 55 EAST, M.D.B.&M.

Section 14: S1/2NW1/4; NW1/4NW1/4; N1/2SW1/4  
Section 15: SW1/4NE1/4; SE1/4; NE1/4SW1/4

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Exhibit A (cont'd.)

EXCEPTING THEREFROM that portion of said land conveyed to the State of Nevada for highway and incidental purposes by deed recorded June 18, 1936, in Book 45, Page 356 of Deeds, Nye County, Nevada records.

FURTHER EXCEPTING THEREFROM that portion of said land conveyed to the State of Nevada for highway and incidental purposes by Deed recorded November 9, 1940, in Book 48 of Deeds, Page 53, under File No. 12440, Nye County, Nevada, records.

FURTHER EXCEPTING an undivided  $3\frac{1}{2}\%$  interest in the mineral rights in and to the NW1/4SW1/4 of Section 12, and the E1/2SE1/4 and the SW1/4SE1/4 of said Section 15, Township 8 North, Range 55 East, M.D.B.&M., as granted to J. P. Johansen and Lola H. Johansen, Husband and Wife, by deed dated August 25, 1958, recorded in Book 35, Page 481, Official Records of Nye County, Nevada.

TOWNSHIP 10 NORTH, RANGE 51 EAST, M.D.B.&M.

Section 36: N1/2NW1/4; SE1/4NW1/4

TOWNSHIP 8 NORTH, RANGE 55 EAST, M.D.B.&M.

Section 15: SE1/4NW1/4

EXCEPTING THEREFROM that portion described as follows:

Beginning at a point in the SE1/4NW1/4 of said Section 15, from which the North quarter corner of said Section 15 bears North  $10^{\circ} 28' 10''$  East, a distance of 1600.76 feet; thence South  $38^{\circ} 57'$  East, a distance of 464.46 feet; thence South  $0^{\circ} 02'$  East, a distance of 239.98 feet; thence South  $51^{\circ} 63'$  West, a distance of 390.20 feet; thence North  $38^{\circ} 57'$  West, a distance of 651.18 feet; thence North  $51^{\circ} 03'$  East, a distance of 540.95 feet to the Point of Beginning.

EXCEPTING THEREFROM that portion of said land conveyed to the State of Nevada for highway and incidental purposes by deed recorded June 18, 1936 in Book 45, Page 356, Deed Records, Nye County, Nevada.

FURTHER EXCEPTING THEREFROM that portion of said land conveyed to the State of Nevada for highway and incidental purposes by deed recorded November 9, 1940 in Book 48 of Deeds, page 53, under File No. 12440, Nye County, Nevada records.

TOWNSHIP 10 NORTH, RANGE 51 EAST, M.D.B.&M.

Section 25: SE1/4SW1/4

TOWNSHIP 11 NORTH, RANGE 52 EAST, M.D.B.&M.

Section 19: E1/2NE1/4; SW1/4NE1/4; SE1/4NW1/4

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Situate in the County of Eureka, State of Nevada, as follows,  
to-wit:

TOWNSHIP 16 NORTH, RANGE 53 EAST, M.D.B.&M.

Section 7: SE1/4NE1/4  
Section 8: E1/2; NW1/4NW1/4; S1/2NW1/4;  
N1/2SW1/4; SE1/4SW1/4  
Section 9: NE1/4NE1/4; S1/2NE1/4; NW1/4NW1/4;  
S1/2NW1/4; S1/2  
Section 10: N1/2; N1/2S1/2; SW1/4SE1/4; S1/2SW1/4  
Section 11: S1/2NE1/4; NW1/4; N1/2SW1/4  
Section 12: N1/2

TOWNSHIP 16 NORTH, RANGE 54 EAST, M.D.B.&M.

Section 6: S1/2SW1/4  
Section 7: Lots 1 & 2 of the NW1/4

TOWNSHIP 17 NORTH, RANGE 49 EAST, M.D.B.&M.

Section 24: Homestead Entry No. 174, comprising Tracts "A" and "B", embracing a portion of, approximately Section 24 in Township 17 North of Range 49 East of the Mount Diablo Meridian, Nevada, more particularly bounded and described as follows:

Beginning for the description of Tract "A" at corner No. 1, identical with the Southwest corner to Section 19 in Township 17 North, Range 50 East of the Mount Diablo Meridian; thence, North 87° West 43.66 chains to Corner No. 2; thence, North 2°40' West 3.44 chains to Corner No. 3; thence North 73°35' East 22.53 chains to Corner No. 4; thence, South 63°30' East 10.92 chains to corner No. 5; thence, South 84°24' East 12.41 chains to Corner No. 6; thence, South 0°4' East 5.98 chains to Corner No. 1, the place of beginning.

Beginning for the description of Tract "B" at Corner No. 7, from which Corner No. 2 of said Tract "A" bears South 87° East 50 links distant; thence North 87° West 27.75 chains to Corner No. 8; thence North 39°12' East 12.76 chains to Corner No. 9; thence North 39°29' West 16.96 chains to Corner No. 10; thence North 47° East 4.48 chains to Corner No. 11; thence South 33°44' East 4.99 chains to Corner No. 12; thence South 48°30' East 30.75 chains to Corner No. 13; thence North 73°35' East 1.24 chains to Corner No. 14; thence South 2°40' East 3.28 chains to Corner No. 7; the place of beginning, containing in the aggregate 61.83 acres, according to the official plat of the Survey of said land, returned to the General Land Office by the Surveyor-General.

Exhibit A (cont'd.)

TOWNSHIP 17 NORTH, RANGE 50 EAST, M.D.B.&M.

Section 7 & 8: Described more particularly as follows:

Beginning at Corner No. 1 from which the quarter corner to Sections 8 and 9 in Township 17 North of Range 50 East of the Mount Diablo Meridian bears North  $82^{\circ}35'$  East 57.53 chains distant; thence South  $73^{\circ}52'$  West 17.72 chains to Corner No. 2; thence North  $76^{\circ}18'$  West 27.40 chains to Corner No. 3; thence South  $66^{\circ}29'$  West 3.30 chains to Corner No. 4; thence North  $76^{\circ}43'$  West 30.88 chains to Corner No. 5; thence North  $56^{\circ}9'$  East 5.40 chains to Corner No. 6; thence South  $79^{\circ}52'$  East 55.00 chains to Corner No. 7; thence North  $76^{\circ}59'$  East 15.21 chains to Corner No. 8; thence South  $37^{\circ}41'$  East 5.41 chains to Corner No. 1, the place of beginning; containing 35.65 acres, according to the official plat of the Survey of said land, returned to the General Land Office by the Surveyor-General.

Section 19: Lot 4; SE1/4SW1/4  
Section 29: N1/2NW1/4; W1/2NE1/4  
Section 30: NE1/4NW1/4; N1/2NE1/4; E1/2SW1/4;  
N1/2SE1/4  
Section 31: W1/2NE1/4; NE1/4NE1/4

TOWNSHIP 18 NORTH, RANGE 49 EAST, M.D.B.&M.

Section 25: N1/2NE1/4

TOWNSHIP 18 NORTH, RANGE 50 EAST, M.D.B.&M.

Section 28: SW1/4NE1/4; NW1/4SE1/4  
Section 30: NW1/4NE1/4; NE1/4NW1/4

TOWNSHIP 18 NORTH, RANGE 51 EAST, M.D.B.&M.

Section 18: W1/2NE1/4; E1/2NW1/4; W1/2SE1/4; SW1/4  
Section 19: NW1/4NE1/4; W1/2; W1/2SE1/4  
Section 30: N1/2; N1/2S1/2

TOWNSHIP 18 NORTH, RANGE 54 EAST, M.D.B.&M.

Section 18: SE1/4NW1/4; NE1/4SW1/4; NW1/4SE1/4;  
S1/2SE1/4; Lot 2  
Section 19: NE1/4; SE1/4NW1/4; N1/2SE1/4  
Section 20: W1/2NW1/4; N1/2SW1/4; SE1/4NW1/4;  
Lot 1

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Exhibit A (cont'd.)

EXCEPTING from all of those parcels shown in Township 18 North, Range 54 East, M.D.B.&M., except the NE1/4NE1/4 of Section 19, the SE1/4NW1/4, Lot 1, NW1/4NW1/4 and the NE1/4SW1/4 of Section 20, all the coal and other minerals as reserved in Patent executed by the UNITED STATES OF AMERICA recorded August 17, 1932, in Book 21 of Deeds at page 89, Eureka County, Nevada records.

TOWNSHIP 19 NORTH, RANGE 50 EAST, M.D.B.&M.

Section 16: W1/2NE1/4; E1/2NW1/4; SW1/4NW1/4;  
NW1/4SW1/4

Section 17: SE1/4NE1/4; NE1/4SE1/4

TOWNSHIP 18 NORTH, RANGE 48 EAST, M.D.B.&M.

Section 14: E1/2SW1/4NW1/4SW1/4; W1/2SE1/4NW1/4SW1/4;  
SE1/4SE1/4NW1/4SW1/4; SW1/4SE1/4SW1/4;  
SW1/4SE1/4SE1/4SW1/4; S1/2NW1/4SE1/4SW1/4;  
NW1/4NW1/4SE1/4SW1/4; SE1/4SE1/4SW1/4SW1/4;  
N1/2SE1/4SW1/4SW1/4; NE1/4SW1/4SW1/4;  
NE1/4NW1/4SW1/4SW1/4

Section 23: N1/2SE1/4NW1/4; NE1/4SW1/4NE1/4NW1/4;  
NW1/4SE1/4NE1/4NW1/4; ALSO: Beginning at  
Corner No. 1, from which U. S. Location  
Monument No. 253 bears South 26°42' East  
1.55 chains distant; thence North 26°42'  
West 69.97 chains to Corner No. 2; thence  
North 9°13' West 17.37 chains to Corner  
No. 3; thence North 87°44' East 7.72  
chains to Corner No. 4; thence South  
22°51' East 86.81 chains to Corner No. 5;  
thence West 7.36 chains to Corner No. 1,  
the place of beginning, containing 78.92  
acres, and being the same parcel conveyed  
by the UNITED STATES OF AMERICA to GEORGE  
WILLIAMS by Land Patent dated May 19,  
1916, and recorded in Book 18 of Deeds  
at page 195, Eureka County, Nevada, records.

TOWNSHIP 18 NORTH, RANGE 49 EAST, M.D.B.&M.

Section 5: NW1/4SW1/4; SW1/4SW1/4

Section 6: NE1/4SE1/4; SE1/4SE1/4

Section 8: NW1/4NW1/4; S1/2NW1/4; NE1/4SW1/4

TOWNSHIP 19 NORTH, RANGE 49 EAST, M.D.B.&M.

Section 5: W1/2E1/2; E1/2W1/2; W1/2SW1/4; SW1/4NW1/4

Section 6: SE1/4; SE1/4NE1/4

EXCEPTING THEREFROM all coal and other valuable  
minerals as reserved in Patent executed by UNITED  
STATES OF AMERICA recorded July 6, 1950, in Book 24  
of Deeds at page 79; Eureka County, Nevada records.

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Section 18: NW1/4NE1/4; NE1/4SW1/4; SE1/4NW1/4;  
SW1/4SE1/4

Section 19: E1/2SE1/4; NW1/4SE1/4; NE1/4

EXCEPTING from all of the subject property in Section 18 and the N1/2NE1/4, SW1/4NE1/4 and NW1/4SE1/4 of Section 19, all the oil and gas as reserved in Patent executed by UNITED STATES OF AMERICA recorded October 5, 1966, in Book 12 of Official Records at page 209, Eureka County, Nevada.

Section 20: W1/2SW1/4; SW1/4NW1/4

EXCEPTING from the SE1/4SE1/4 of Section 19 and SW1/4SW1/4 of Section 20 all minerals as reserved in Patent executed by UNITED STATES OF AMERICA recorded January 2, 1969, in Book 26 of Official Records at page 534, Eureka County, Nevada.

Section 29: SW1/4NW1/4; NW1/4SW1/4; SW1/4SW1/4

Section 30: E1/2NE1/4; NE1/4SE1/4

EXCEPTING from all of the subject property in Sections 29 and 30 all of the oil and gas as reserved in Patent executed by UNITED STATES OF AMERICA recorded February 21, 1969, in Book 28 of Official Records at page 12, Eureka County, Nevada.

Situate in the County of Lander, State of Nevada, as follows, to-wit:

TOWNSHIP 18 NORTH, RANGE 48 EAST, M.D.B.&M.

Section 7: SE1/4NW1/4; SW1/4NE1/4; W1/2SE1/4

Section 18: NW1/4NE1/4

EXCEPTING an undivided one-half of all oil, petroleum, gas and minerals as reserved in Deed executed by CONLAN LAND & LIVESTOCK, INC., recorded November 7, 1962, in Book 26 of Deeds at page 300, Eureka County, Nevada, and recorded November 13, 1962, in Book 69 of Deeds at page 250, Lander County, Nevada.

TOWNSHIP 29 NORTH, RANGE 43 EAST, M.D.B.&M.

Section 35: N1/2NE1/4; SW1/4NE1/4

TOWNSHIP 30 NORTH, RANGE 43 EAST, M.D.B.&M.

Section 36: SE1/4

Excepting and reserving, also, to the United States, pursuant to the provisions of the Act of August 1, 1946 (60 Stat 755), all uranium, thorium, or any other material which is or may be determined to be peculiarly essential to the production of fissionable material, whether or not of commercial value, together with the right of the United States through its authorized agents or representatives at any time to enter upon the land and prospect for, mine, remove the same.

RECORDED AT REQUEST OF  
Reiche, DiCruz & Marvel  
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81 JAN 22 P 4: 42

OFFICIAL RECORDS  
EUREKA COUNTY, KENTUCKY  
WILLIS A. DETMOLD - RECORDER  
FILE NO. 78399  
FEE \$ 13.00

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