

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made and entered into this 1st day of October, 1981, by and between FLOYD C. SLAGOWSKI and CHARLENE S. SLAGOWSKI, his wife, Grantors, and SLAGOWSKI RANCHES, INC. a Nevada corporation, whose address in Pine Valley, Carlin, NV 89822, Grantee;

W I T N E S S E T H:

That the said Grantors, 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 Grantee, and other good and valuable consideration, the receipt whereof is hereby acknowledged, do by these presents grant, bargain, sell, and convey unto the said Grantee, its successors and assigns, all those certain lots, pieces, or parcels of land situate, lying, and being in the County of Eureka, State of Nevada, and more particularly described as follows, to-wit:

See Exhibit A, attached hereto and made a part hereof.

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.

TOGETHER WITH all fences, corrals, buildings, and other improvements thereon or used in connection therewith.

TOGETHER WITH all existing easements and rights of way benefitting 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 rights, privileges, interest, permits, and licenses to graze livestock upon the public domain which are based upon or used in connection with the operation of said ranch 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 all water, water rights, rights to the use of water, dams, ditches, canals, pipelines, reservoirs, springs, wells, pumps, pumping stations, engines, rights of way, and all other means for the diversion or use of water appurtenant to the said property or any part thereof, or now or hereafter used or enjoyed in connection therewith, for irrigation, stock watering, domestic, or any other use, or for the drainage of all or any part of said lands, including vested water rights, permitted water rights, and certificated water rights issued by the State Engineer's Office of the State of Nevada, together with

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ATTORNEYS AT LAW
BLOHM BUILDING, SUITE 200
FIFTH & IDAHO STREETS - P.O. BOX 1358
ELKO, NEVADA 89801
(702) 758-8091

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DOCUMENTARY TRANSFER TAX: 10 -
☐ COMPUTED ON FULL VALUE OF PROPERTY CONVEYED OR
☒ COMPUTED ON FULL VALUE LESS LIENS AND ENCUMBRANCES
 REMAINING THEREON AT TIME OF TRANSFER.
 UNDER PENALTY OF PERJURY
 GOICOECHEA, DIGRAZIA & MARVEL
 FLOYD C. SLAGOWSKI
 CHARLENE S. SLAGOWSKI
 SIGNATURE OF DECLARANT OR AGENT
 DETERMINING TAXPAYER NAME

all certificates of appropriation, and any and all applications to appropriate the waters of the State of Nevada, which are appurtenant to the above described real property, or any part thereof, or used or enjoyed in connection therewith; and together with all stock watering rights vested, certificated, or permitted now or heretofore, or hereafter used in connection with the use of said lands or public domain grazing lands, including all stock watering sources located on the above-described real property or on any public domain on other lands, but used in connection with the foregoing described lands or the grazing permits and privileges hereinbefore described. Said water rights include, but are not necessarily limited to those permits, certificates of appropriation and proofs of appropriation, and decreed water rights described in Exhibit B attached hereto and made a part hereof.

TOGETHER WITH all minerals, mineral deposits, mineral rights, oil, gas, and geothermal resources of whatever kind, character, or description, in, on, or under the above-described real property, or any portion thereof.

SUBJECT TO all road and utility easements, and any and all other easements and rights of way of record.

TO HAVE AND TO HOLD the said premises to the Grantee, its successors and assigns, forever.

IN WITNESS WHEREOF, the said Grantors have executed this Deed the day and year first hereinabove written.

Floyd C. Slagowski
FLOYD C. SLAGOWSKI

Charlene S. Slagowski
CHARLENE S. SLAGOWSKI

STATE OF NEVADA)
) ss.
COUNTY OF ELKO)

On this 1st day of October, 1981, personally appeared before me, a Notary Public, FLOYD C. SLAGOWSKI, who acknowledged to me that he executed the foregoing instrument.

Robert B. Goicoechea
NOTARY PUBLIC

STATE OF NEVADA)
) ss.
COUNTY OF ELKO)

On this 1st day of October, 1981, personally appeared before me, a Notary Public, CHARLENE S. SLAGOWSKI, who acknowledged to me that she executed the foregoing instrument.

Robert B. Goicoechea
ROBERT B. GOICOECHEA
Notary Public - State of Nevada
Elko County, Nevada
Appointment expires December 6, 1984

Robert B. Goicoechea
ROBERT B. GOICOECHEA
Notary Public - State of Nevada
Elko County, Nevada
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All those certain lots, pieces or parcels of land situate in the County of Eureka, State of Nevada, more particularly described as follows:

PARCEL I:

TOWNSHIP 28 NORTH, RANGE 52 EAST, MDB&M

Section 8: $SE\frac{1}{4}SE\frac{1}{4}$; $W\frac{1}{4}$

Section 9: $S\frac{1}{4}SW\frac{1}{4}$; $SE\frac{1}{4}SE\frac{1}{4}$; EXCEPTING THEREFROM a parcel of land as granted to the State of Nevada for easement only for highway purposes and described as follows:

Beginning at the intersection of the right or easterly one hundred (100) foot highway right of way line with the South boundary of the above mentioned $SE\frac{1}{4}$ of the $SE\frac{1}{4}$ of Section 9, which point is one hundred (100) feet right of and at right angles to the centerline of State Highway Route 20 at Highway Engineer's Station "A1" 1162+09.91 P.O.T. and is further described as bearing West, a distance of 1283.64 feet from the Southeast corner of said Section 9; thence West along the South boundary of Section 9, a distance of 126.72 feet to the Southwest corner of the aforesaid $SE\frac{1}{4}$ of the $SE\frac{1}{4}$ of Section 9; thence North along the one-sixteenth section line, a distance of 904.66 feet to the intersection with the left or westerly one hundred (100) foot highway right of way line; thence $N.48^{\circ}40'21"E.$ along said right of way line, a distance of 409.25 feet to the North boundary of the $SE\frac{1}{4}$ of the $SE\frac{1}{4}$ of said Section 9; thence East along the one-sixteenth section line, a distance of 200.66 feet to the right or easterly one hundred (100) foot highway right of way line, thence $S.4^{\circ}40'21"W.$ along said right of way line, a distance of 1316.93 feet to the point of beginning.

Section 10: $SE\frac{1}{4}NE\frac{1}{4}$; $NE\frac{1}{4}SW\frac{1}{4}$; $SW\frac{1}{4}SW\frac{1}{4}$; $SE\frac{1}{4}NW\frac{1}{4}$; $NW\frac{1}{4}SE\frac{1}{4}$

Section 14: $S\frac{1}{4}NW\frac{1}{4}$

Section 15: $N\frac{1}{4}NW\frac{1}{4}$; $SE\frac{1}{4}NW\frac{1}{4}$; $S\frac{1}{4}NE\frac{1}{4}$

Section 16: $SW\frac{1}{4}SE\frac{1}{4}$; $W\frac{1}{4}$

Section 17: $NE\frac{1}{4}SW\frac{1}{4}$; $E\frac{1}{4}$; $NW\frac{1}{4}$

Section 20: $NE\frac{1}{4}NE\frac{1}{4}$

Section 21: $NW\frac{1}{4}$; $SE\frac{1}{4}NE\frac{1}{4}$; $W\frac{1}{4}NE\frac{1}{4}$; $N\frac{1}{4}SE\frac{1}{4}$; EXCEPTING THEREFROM a parcel of land as granted to the State of Nevada for easement only for highway purposes and further described as follows:

Beginning at the intersection of said highway centerline at Highway Engineer's Station "A1", 1067+60.38 P.O.C.

with the South boundary of the aforesaid NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 21 which point is further described as bearing N.72°02'52"E. a distance of 4308 feet from the Southwest corner of said Section 21; thence from a tangent which bears N.28°48'53"E, curving to the left with a radius of 5800 feet to the point of ending at the intersection at Highway Engineer's Station "A1", 1095+05.65 P.O.C. with the North boundary of the aforesaid SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 21; which point is further described as bearing N.49°57'38"E. a distance of 6157.91 feet from the Southwest corner of said Section 21.

PARCEL II:

TOWNSHIP 28 NORTH, RANGE 52 EAST, MDB&M

Section 22: SE $\frac{1}{4}$
Section 23: S $\frac{1}{4}$
Section 24: SW $\frac{1}{4}$

PARCEL III:

TOWNSHIP 28 NORTH, RANGE 52 EAST, MDB&M

Section 22: N $\frac{1}{4}$ SW $\frac{1}{4}$

EXHIBIT B

- (1) All of the stockwater rights used in the operation of the offered security and the following water rights decreed to George W. Goodfellow, action No. 2804, in the Sixth Judicial District Court of the State of Nevada in and for the County of Humboldt:
- (a) 583.32 Ac. from Hot Creek for the irrigation of 194.44 acres, Page No. 154; and
 - (b) 1,031.76 ac. ft. from Pony Creek for the irrigation of 343.92 acres of the security. Page No. 157.
- (2) The right to water from an underground well and pumping plant all as more fully described under Application No. 34950 issued by the Nevada State Engineer.

RECORDED AT REQUEST OF
Goicoechea, Digrazia & Marvel
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OFFICIAL RECORDS
EUREKA COUNTY, NEVADA
WILLIS A. DEPAUL - RECORDER
FILE NO. 82377
FEE \$ 8.00

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