

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made and entered into this 13th day of February, 1982, by and between MELVIN R. JONES and RACHEL 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.

DOCUMENTARY TRANSFER TAX \$ 1.10  
 COMPUTED ON FULL VALUE OF PROPERTY CONVEYED OR  
 COMPUTED ON FULL VALUE LESS LIENS AND ENCUMBRANCES  
 REMAINING THEREON AT TIME OF TRANSFER. *PAID BY EX-2 COUNTY*  
 UNDER PENALTY OF PERJURY.  
*Richard Matthews*  
 SIGNATURE OF DECLARANT OR AGENT  
 DETERMINING TAX FIRM NAME

- 1 -

LAW OFFICES  
 and BILYEU  
 PROFESSIONAL CENTER  
 ELKO, NEVADA 89801

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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

*Rachel S. Jones*  
RACHEL S. JONES

STATE OF NEVADA )  
                          ) SS.  
COUNTY OF ELKO )

On this 13th day of February, 1982, personally appeared before me, a Notary Public, MELVIN R. JONES and RACHEL S. JONES, his wife, who acknowledged that they executed the foregoing instrument.

*Nancy B. Bilyeu*  
NOTARY PUBLIC

NANCY B. BILYEU  
Notary Public - State of Nevada  
Filed for 1st Term  
My Commission Expires Jan. 16, 1983

EXHIBIT A

All that certain real property situate in the County of Elko, State of Nevada, more particularly described as follows:

TOWNSHIP 33 NORTH, RANGE 52 EAST, M.D.B. & M.

Section 33: That portion of the S1/2 SW1/4 more particularly described as follows:

Commencing at the SW corner of said Section 33, thence S 89° 47' 00" E 1094.97 feet along the southerly line of said Section 33 to corner no. 1 the true point of beginning being on the southeasterly right-of-way of the Southern Pacific Railroad,

thence N 62° 23' 41" E 1561.10 feet along the Southern Pacific right-of-way to corner no. 2,

thence from a tangent bearing N 62° 23' 41" E on a curve to the left, with a radius of 2952.49 feet through a central angle of 9° 58' 23", for an arc length of 513.92 feet along the said southeasterly right-of-way of the Southern Pacific Railroad to corner no. 3 being a point in the existing Humboldt River,

thence S 14° 22' 44" W 1038.27 feet along the existing Humboldt River to corner no. 4, being on the said southerly line of said Section 33,

thence N 89° 47' 00" W 1558.00 feet along the southerly line of said Section 33 to corner no. 1 the point of beginning containing 17.116 acres more or less.

EXCEPTING THEREFROM all oil, oil rights, mineral right, natural gas rights and other hydrocarbons, by whatsoever name known, together with all geothermal reserved by Occidental Land, Inc. in deed recorded January 20, 1976, in Book 224, Page 526, Official Records, Elko County, Nevada.

SUBJECT TO an easement over a portion of the SW1/4 of Section 33, Township 33 North, Range 52 East, M.D.B. & M., location not disclosed, for electric transmission and/or distribution line or system and incidental purposes as granted to Wells Rural Electric Company, a Nevada corporation, by instrument recorded January 15, 1980, in Book 312, Page 410, File No. 131098, Official Records, Elko County, Nevada.

An easement over a portion of the SW1/4 of Section 33, Township 33 North, Range 52 East, M.D.B. & M., location not disclosed, for electric transmission and/or distribution line or system and incidental purposes as granted to Wells Rural Electric Company, a Nevada corporation, by instrument recorded September 15, 1980, in Book 331, Page 178, File No. 138459, Official Records, Elko County, Nevada.

An easement over a portion of SW1/4SW1/4, Section 33, Township 33 North, Range 52 East, M.D.B.&M., location not disclosed for electric transmission and/or distribution line or system and incidental purposes as granted to Wells Rural Electric Company, by instrument recorded October 15, 1981, in Book 371, Page 504, Official Records, Elko County, Nevada.

All that certain real property situate in the County of Eureka, State of Nevada, more particularly described as follows:

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

Section 17: All that portion lying easterly of the boundary line of the Western Pacific Railway Company's right-of-way.

Section 20: That portion of W1/2 NW1/4; NW1/4 SW1/4 lying easterly of the easterly boundary line of the Western Pacific Railway Company's right-of-way.

EXCEPTING THEREFROM that portion of said land conveyed to the State of Nevada by Deed recorded October 21, 1954, in Book 66, Page 449, Deed Records, Elko County, Nevada, and November 12, 1954, in Book 24, Page 378, Deed Records, Eureka County, Nevada.

FURTHER 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 19, 1969, in Book 109, Page 68, Official Records, Elko County, Nevada, and in Book 28, Page 537, Official Records, Eureka County, Nevada.

RESERVING THEREFROM to the Grantors herein any and all mineral interests in and to all coal, oil, gas, and other minerals of every kind and nature whatsoever, including geothermal, existing upon or within said land.

RECORDED AT REQUEST OF  
*Byron L. Bilyeu*  
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82 MAR 10 P 1:31

OFFICIAL RECORDS  
EUREKA COUNTY, NEVADA  
WILLIS A. DEPAUL, RECORDER  
FILE NO. 83391  
FEE \$ 7.00

LAW OFFICES  
**BILYEU**  
PROFESSIONAL CENTER  
ELKO, NEVADA 89801

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FILED FOR RECORD  
AT REQUEST OF  
*Byron L. Bilyeu*

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JERRY D. REYNOLDS  
ELKO CO. RECORDER

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