

GRANT, BARGAIN AND SALE DEED
(T LAZY S FARMS)

THIS INDENTURE is made and entered into as of this 20 day of August, 1982 by T LAZY S FARMS, a limited partnership organized under the laws of the State of California, whose sole general partner is T LAZY S RANCH, a general partnership organized under the laws of the State of California, the sole partners of which are CHARLES B. THORNTON, JR., a married man, as his sole and separate property, and WM. LANEY THORNTON, a married man, as his sole and separate property, and whose sole limited partners are CHARLES B. THORNTON, JR., a married man, as his sole and separate property, and WM. LANEY THORNTON, a married man, as his sole and separate property, as "GRANTOR;" in favor of, and for the benefit of, ELKO LAND AND LIVESTOCK COMPANY, a Nevada corporation, P.O. Box 979, Carlin, Nevada, 89822, as "GRANTEE;"

W I T N E S S E T H:

WHEREAS GRANTOR is the owner of certain real property in Eureka County, Nevada, more particularly described below; and

WHEREAS it is the intention of GRANTOR to sell, assign, transfer and convey all of GRANTOR's remaining real property

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interests of whatever kind and nature, to the GRANTEE, including, but not limited to, all surface estates, mineral estates, geothermal rights, royalty rights, water rights, remainders and reversions in real property within Eureka, Elko and Lander counties, Nevada;

NOW THEREFORE, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by GRANTOR, GRANTOR intends to, and does hereby, grant, bargain, sell and convey unto GRANTEE, forever, all of GRANTOR's right, title and interest in and to all the real property rights, including mineral rights, of whatever kind and nature, and rights appurtenant thereto, for all GRANTOR's properties within Eureka County, Nevada, and more particularly the following described property within Eureka County, Nevada:

Township 33 North, Range 49 East, M.D.B.&M.:

Section 1: $W\frac{1}{2}$
Section 2: All
Section 3: $E\frac{1}{2}$
Section 4: All
Section 5: $E\frac{1}{2}$
Section 8: All
Section 9: All
Section 10: All
Section 11: All

Section 12: W½
Section 13: W½
Section 14: All
Section 15: All
Section 16: All
Section 17: All
Section 22: N½
Section 23: All
Section 26: N½

TOGETHER WITH all improvements situate thereon.

TOGETHER WITH any and all water, water rights, rights to the use of water, dams, ditches, canals, pipe lines, reservoirs, wells and all other means for the diversion or use of waters appurtenant to the said property, or any part thereof, or used or enjoyed in connection therewith, including, but without limitation thereto, the water adjudicated as appurtenant to the above described property, or any part thereof, by any pertinent decree of that certain proceeding entitled "In the matter of the determination of the relative rights of claimants and appropriators of the waters of the Humboldt River Stream System and its tributaries", being Civil Action 2804 in the Sixth Judicial District Court of the State of Nevada, in and for the County of Humboldt, and together with all stockwatering rights used or enjoyed in connection with the use of any of said lands, and in particular, but without limitation thereto, all rights to graze

livestock on the public domain under what is known as the Taylor Grazing Act, owned by GRANTOR, or used or enjoyed in connection with any of the above described real property.

TOGETHER WITH any and all irrigation and stock wells on or in the above described property and on or in the lands of the public domain lying within the perimeter fences of the T Lazy S Ranch and standing in the name of the GRANTOR or GRANTOR'S predecessors in interest in the Office of the Nevada State Engineer.

TOGETHER WITH all rights in and to any vested water rights, whether or not perfected, and any application, permit and certificate for water rights that may be, or has been, filed or granted as benefitting the above described property, including cancelled or withdrawn permits or applications.

TOGETHER WITH the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof.

FURTHER, the GRANTOR agrees and covenants to execute such other documents and perform such other acts as may be necessary or desirable to effectuate the intent of this conveyance.

TO HAVE AND TO HOLD the said premises, together with the appurtenances, unto the GRANTEE, and to its successors and assigns, forever.

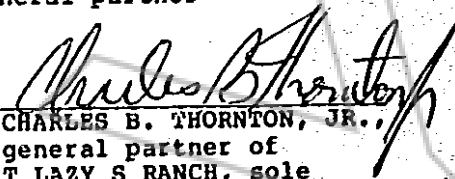
IN WITNESS WHEREOF, the said GRANTOR has executed this instrument as of the day and year first hereinabove written.

GRANTOR:

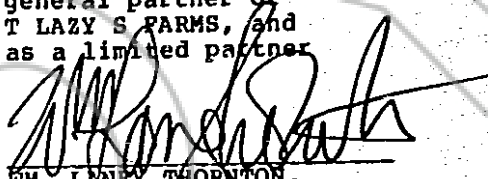
T LAZY S FARMS, a California limited partnership

BY T LAZY S RANCH, a California general partnership, the sole general partner

BY:


CHARLES B. THORNTON, JR.,
general partner of
T LAZY S RANCH, sole
general partner of
T LAZY S FARMS, and
as a limited partner

BY:


WM. LANEY THORNTON,
general partner of
T LAZY S RANCH, sole
general partner of
T LAZY S FARMS, and
as a limited partner

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STATE OF California)
COUNTY OF Los Angeles) SS.

On this 17th day of AUGUST, 1982, personally appeared before me, a notary public, CHARLES B. THORNTON, JR., a general partner of T LAZY S RANCH, the sole general partner of T LAZY S FARMS, who acknowledged to me that he executed the above instrument as a general partner of T LAZY S RANCH, the sole general partner of T LAZY S FARMS, and as a limited partner.



Kathleen L. Cooke
NOTARY PUBLIC

My commission expires: 11-22-85

STATE OF California)
COUNTY OF Los Angeles) SS.

On this 17th day of AUGUST, 1982, personally appeared before me, a notary public, WM. LANEY THORNTON, a general partner of T LAZY S RANCH, the sole general partner of T LAZY S FARMS, who acknowledged to me that he executed the above instrument as a general partner of T LAZY S RANCH, the sole general partner of T LAZY S FARMS, and as a limited partner.



Kathleen L. Cooke
NOTARY PUBLIC

My commission expires: 11-22-85

RECORDED AT REQUEST OF
TITLE INSURANCE & TRUST CO.
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OFFICIAL RECORDS
EUREKA COUNTY, NEVADA
WILLIS A. DIFABIO - RECORDER
FILE NO. 85158
FEE \$ 9.00

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jp: 8/16/82
#2098(e) 5-9

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