

12 - August 16, 1982

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QUITCLAIM DEED AND ASSIGNMENT OF RIGHTS
(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, whose sole partners are CHARLES B. THORNTON, JR., a married man, as his sole and separate property, and a WM. LANEY THORNTON, 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; collectively as "GRANTOR" and "ASSIGNOR;" 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" and "ASSIGNEE;"

W I T N E S S E T H:

WHEREAS GRANTOR previously held real property interests, including interests in mineral rights appurtenant thereto, in and to a large tract of land and other scattered parcels within the counties of Elko, Eureka and Lander, State of Nevada; and

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WHEREAS it is the intention of the GRANTOR and ASSIGNOR to sell, assign, transfer and convey all of GRANTOR and ASSIGNOR's remaining real property interests of whatever kind and nature, if any, to the GRANTEE and ASSIGNEE, including, but not limited to, all surface estates, mineral estates, geothermal rights, royalty rights, water rights, remainders, reversions, options and contractual rights to receive interests in real property within the counties of Elko, Eureka and Lander, State of 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 the GRANTOR and ASSIGNOR, the GRANTOR and ASSIGNOR intends to, and does hereby, remise, release, quitclaim and assign unto the GRANTEE and ASSIGNEE, forever, all of GRANTOR and ASSIGNOR's right, title and interest in and to all real property rights and rights associated therewith and appurtenant thereto, for any and all real property, within the counties of Elko, Eureka and Lander, State of Nevada, including geothermal rights, royalty rights, water rights, remainders, reversions, options and contractual rights to receive any such interests in real property within the above-named counties.

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 and ASSIGNOR agrees to execute such other documents and perform such other acts as may be necessary or desirable to effectuate the intent of this conveyance and assignment.

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

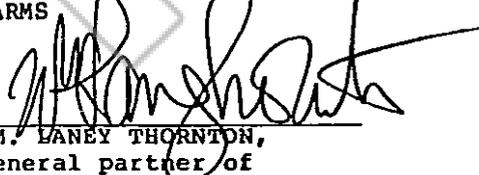
IN WITNESS WHEREOF, the GRANTOR and ASSIGNOR hereto has executed this instrument as of the day and year first set forth above.

GRANTOR and ASSIGNOR:

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 of T LAZY S
FARMS

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

