

September 16, 1982

85550

QUITCLAIM DEED  
(T LAZY S RANCH)

THIS INDENTURE is made and entered into as of this 21<sup>st</sup> day of September, 1982 by 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, 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 was the owner of certain real property in Eureka, Elko and Lander counties, Nevada; and

WHEREAS it was the intention of GRANTOR to sell, assign, transfer and convey all of GRANTOR's remaining real property interests of whatever kind and nature, except as specifically excepted, 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; except as specifically excepted or reserved in that certain Grant, Bargain and Sale Deed dated August 20, 1982; and

WHEREAS this Quitclaim Deed is made to clarify a possible ambiguity in the description of a certain parcel previously conveyed;

1.

BOOK 106 PAGE 074

September 16, 1982

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, remise, release, quitclaim 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 the properties within Eureka County, Nevada, more particularly described as follows:

Township 36 North, Range 52 East, M.D.B.&M.:

Section 31: All that portion of the SW $\frac{1}{4}$  lying in the Coyote field and southwesterly of a fence now constructed and more particularly described as follows: Beginning at a point in the south boundary of Section 31, Township 36 North, Range 52 East, M.D.B.&M., whence a corner marked for the closing corner of Section 1, Township 35 North, Range 51 East, M.D.B.&M., and Section 6, Township 35 North, Range 52 East, M.D.B.&M., bears West 1044 feet; thence North 50°54' West 3677.60 feet to its intersection with the West line of Section 31, the end.

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

September 16, 1982

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

September 16, 1982

necessary or desirable to effectuate the intent of this conveyance.

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

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

GRANTOR:

T LAZY S RANCH, a general partnership

BY:

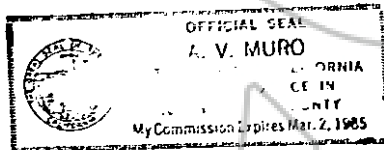
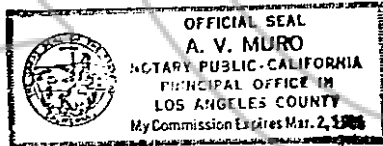
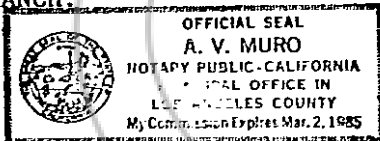
*Charles B. Thornton, Jr.*  
CHARLES B. THORNTON, JR., a general partner

BY: \*

*Wm. Laney Thornton*  
WM. LANEY THORNTON, a general partner

STATE OF CALIFORNIA )  
COUNTY OF LOS ANGELES ) SS.

On this 21st day of SEPTEMBER, 1982, personally appeared before me, a Notary Public, CHARLES B. THORNTON, JR., a general partner of T LAZY S RANCH, who acknowledged to me that he executed the above instrument as a general partner of T LAZY S RANCH.



*A. V. Muro*  
NOTARY PUBLIC

My commission expires: 3-2-85

4.

BOOK 106 PAGE 077

September 16, 1982

STATE OF California }  
COUNTY OF San Francisco } SS.

On this 4<sup>th</sup> day of October, 1982, personally appeared before me, a Notary Public, WM. LANEY THORNTON, a general partner of T LAZY S RANCH, who acknowledged to me that he executed the above instrument as a general partner of T LAZY S RANCH.



Diana E. Lees  
NOTARY PUBLIC

RECORDED AT REQUEST OF  
FRONTIER TITLE COMPANY  
BOOK 106 PAGE 74

82 OCT 18 AM 8:20

OFFICIAL RECORDS  
EUREKA COUNTY, NEVADA  
WILLIS A. GILFILLI-RECORDER  
FILE NO. 85550  
FEE \$ 8.00

5.

BOOK 106 PAGE 78