

85712

GRANT, BARGAIN AND SALE DEED
WITH ASSIGNMENTS

Internal
DOCUMENTARY TRANSFER TAX 8 *Transfer*
☐ 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:
FIRST AMERICAN TITLE COMPANY
Murphy
SIGNATURE OF DECLARANT OR AGENT
DETERMINING TAX FIRM VALUE

407767
THIS GRANT, BARGAIN AND SALE DEED is made and executed this
31 day of January, 1981 by CRESCENT VALLEY RESOURCES
COMPANY, a Nevada corporation, herein referred to as Grantor,
and CRESCENT VALLEY FARMS COMPANY, a Nevada corporation, herein
referred to as Grantee.

W I T N E S S E T H:

That Grantor, for and in consideration of the sum of TEN
DOLLARS (\$10.00) and other good and valuable consideration,
receipt of which is hereby acknowledged, does by these presents
grant, bargain and sell unto Grantee, its successors, and assigns
forever, all that certain real property situate, lying and being
in the Counties of Eureka and Lander, State of Nevada, and more
particularly described in Exhibit A attached hereto.

Together with all and singular the tenements, hereditaments,
and the appurtenances thereunto belonging or in anywise
appertaining, including, but not limited to, all oil, gasses and
other hydrocarbon substances, coal, stone, metals, minerals,
fossils and fertilizers of every name and description, together
with all uranium, thorium, or any other material which is or may
be determined to be peculiarly essential to the production of
fissionable materials, whether or not of commercial value and all
geothermal energy together with the right to withdraw and use or
inject any fluids or other substances necessary to use such energy,
and the reversion and reversions, remainder and remainders, rents,
issues and profits thereof.

Together with Grantor's interest deriving from that particu-
lar Real Estate Sales Agreement and the Exhibits thereto dated

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January 31, 1975, between Ted C. Frome as Seller therein and Burton Anderson and Bennett Anderson as Buyers therein, as well as any and all interests the Grantor may have by way of leases, permits, grazing rights, water rights, Lessor's grazing rights leases, including, but not limited to, all BLM and railroad leases, and all rights under any leases with oil or mineral exploration companies.

Subject to the provisions of that particular Real Estate Sales Agreement and the Exhibits thereto dated January 31, 1975, between Ted C. Frome as Seller therein, and Burton Anderson and Bennett Anderson as Buyers therein, and that particular Exchange and Transfer Agreement For Half Circle Ranch and the Exhibits thereto dated January 31, 1981, between C. DeLynn Heaps and J. Vern Dunn as Transferors therein, and Crescent Valley Resources Company, a Nevada corporation, and Crescent Valley Farms Company, a Nevada corporation, as Transferees therein, and further subject to all taxes and other assessments (current portion to be prorated), reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, reservations, rights and rights of way, obligations and liabilities and to all of the same existing upon and/or of record, and all Federal, State, County and local laws, ordinances, regulations, zoning codes and the like as the same now exist and as may hereafter be established or amended.

To have and to hold all and singular the premises together with the appurtenances, unto Grantee, and to its successors and assigns forever. Grantor hereby makes no warranties to the Grantee regarding the title to the properties hereby conveyed, but such failure on the part of the Grantor to provide any warranties shall not be construed or interpreted to abrogate Grantee's right

to after-acquired title as expressed in Nevada Revised Statutes
Section 111.160(1979).

GRANTOR/ASSIGNOR

CRESCENT VALLEY RESOURCES COMPANY,
a Nevada corporation

By

Robert M. Whitney
President

By

Carroll W. Smith
Secretary

STATE OF Utah

COUNTY OF Utah

) ss.

On the 31 day of January, 1981, personally
appeared before me Robert M. Whitney and
Carroll W. Smith who being by me duly sworn did say,
each for himself, that he, the said Robert M. Whitney
is the president, and he, the said Carroll W. Smith is
the secretary of CRESCENT VALLEY RESOURCES COMPANY, a Nevada
corporation, and that the within and foregoing instrument was
signed in behalf of said corporation by authority of a resolution
of its Board of Directors and said Robert M. Whitney
and Carroll W. Smith each duly acknowledged to me that
said corporation executed the same and that the seal affixed is
the seal of said corporation.

SEAL
Affixed

Richard L. Galters
Notary Public

Residing at Green Park
My Commission Expires 2/1/82

ASSIGNEE'S ACCEPTANCE

The undersigned Assignee or Grantee named in the assignment
of the aforesaid agreement hereby approves, accepts and agrees
to perform the same, subject to all the terms, covenants and
conditions thereof.

ACCEPTED and APPROVED:

GRANTEE/ASSIGNEE
Crescent Valley Farms Company,
a Nevada corporation.

By Kent M. Whitney
President
By Carroll W. Smith
Secretary

STATE OF Utah)
COUNTY OF Utah) ss.

On the 31 day of January, 1981, personally appeared before me Kent M. Whitney and Carroll W. Smith who being by me duly sworn did say, each for himself, that he, the said Kent M. Whitney is the president, and he, the said Carroll W. Smith is the secretary of CRESCENT VALLEY FARMS COMPANY, a Nevada corporation, and that the within and foregoing instrument was signed in behalf of said corporation by authority of a resolution of its Board of Directors and said Kent M. Whitney and Carroll W. Smith each duly acknowledged to me that said corporation executed the same and that the seal affixed is the seal of said corporation.

Janice N. Shepherd
Notary Public

Residing at Salt Lake City, Utah
My Commission Expires 8/15/82



Caldwell Ranch:

N $\frac{1}{4}$ of Section 13, Township 28 North, Range 47 East, M.D.B. & M. together with improvements, water, and water rights located thereon.

Dan Filippini Lands:

N $\frac{1}{2}$ SW $\frac{1}{4}$ and S $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 36, Township 30 North, Range 50 East of the MDB&M.

Subject to reservations in Dan Filippini of an undivided one-half interest in and to all oil, gas, coal, geothermal, and steam and mineral rights of every kind and nature, including the right to use so much of the surface to prospect for, locate, develop, produce, and transport said oil, gas, coal, geothermal or steam, or minerals and any of their by-products.

HALF CIRCLE RANCH:

PARCEL I

TOWNSHIP 28 NORTH, RANGE 49 EAST, M.D.B. & M.

Section 1: All
Section 3: All
Section 9: All
Section 11: All
Section 13: All
Section 15: All
Section 21: N $\frac{1}{2}$
Section 23: All

TOWNSHIP 28 NORTH, RANGE 50 EAST, M.D.B. & M.

Section 1: All
Section 3: All
Section 5: All
Section 7: All
Section 9: All
Section 11: All
Section 13: All
Section 15: All
Section 17: All
Section 19: All
Section 21: All
Section 23: All

TOWNSHIP 23 NORTH, RANGE 51 EAST, M.D.B. & M.

Section 5: All
Section 7: All
Section 9: All

TOWNSHIP 29 NORTH, RANGE 49 EAST, M.D.B.&M.

Section 1: All
Section 3: All
Section 9: All
Section 11: All
Section 13: All
Section 15: All
Section 21: All
Section 23: All
Section 25: All
Section 27: All
Section 35: All

TOWNSHIP 29 NORTH, RANGE 50 EAST, M.D.B.&M.

Section 1: All
Section 3: All
Section 5: All
Section 7: All
Section 9: All
Section 11: All
Section 13: E1/2; N1/2NW1/4; R1/2S1/2NW1/4;
S1/2N1/2SW1/4; S1/2SW1/4
Section 15: All
Section 17: All
Section 19: All
Section 21: All
Section 23: All
Section 25: All
Section 27: All
Section 29: All
Section 31: All
Section 33: All
Section 35: All

TOWNSHIP 29 NORTH, RANGE 51 EAST, M.D.B.&M.

Section 31: All

TOWNSHIP 30 NORTH, RANGE 50 EAST, M.D.B.&M.

Section 35: All

EXCEPTING all petroleum, oil, natural gas and products derived therefrom, together with the exclusive right at all times to enter upon or in said land, to prospect for and to drill, bore, recover and remove the same, as reserved by SOUTHERN PACIFIC LAND COMPANY in Deed recorded July 7, 1949 in Book 23 of Deeds at page 583, Eureka County, Nevada, records.

EXCEPTING from all of PARCEL I, except Sections 1, 3, 9, 15 and 21, Township 29 North, Range 49 East; Section 1, Township 29 North, Range 50 East; and Section 35, Township 30 North, Range 50 East, M.D.B.&M., a one-half interest in and to the iron and mineral rights conveyed by DAN FILIPPINI to ROY L. PRIMEAUX and FRANCES PRIMEAUX by deed recorded August 20, 1951 in Book 24 of Deeds at page 153, Eureka County, Nevada.

PARCEL II

TOWNSHIP 26 NORTH, RANGE 49 EAST, M.D.B. & M.

Section 20: NW1/4NE1/4; NE1/4NW1/4

TOWNSHIP 27 NORTH, RANGE 48 EAST, M.D.B. & M.

Section 33: NW1/4SW1/4

TOWNSHIP 28 NORTH, RANGE 47 EAST, M.D.B. & M.

Section 5: Lots 2, 3 and 4

Section 6: NE1/4

TOWNSHIP 28 NORTH, RANGE 48 EAST, M.D.B. & M.

Section 1: All

Section 3: All

Section 5: All

Section 7: All

Section 8: NE1/4NE1/4; S1/2S1/2

Section 9: All

Section 11: All

Section 12: S1/2SW1/4; SW1/4SE1/4

Section 13: All

Section 14: N1/2; SW1/4; W1/2SE1/4

Section 15: All

Section 16: W1/2NE1/4; NW1/4

Section 17: All

Section 18: E1/2E1/2; NW1/4NE1/4; NE1/4NW1/4;
Lot 1 (NW1/4NW1/4)

Section 19: NW1/4SE1/4

Section 21: S1/2SE1/4

Section 22: SW1/4SW1/4

Section 23: N1/2NW1/4

Section 24: NE1/4NE1/4

Section 27: SW1/4NW1/4

Section 28: NE1/4; E1/2NW1/4; SE1/4SW1/4;
SW1/4SE1/4; NE1/4SE1/4

Section 32: SE1/4NE1/4; SW1/4SW1/4; NE1/4SW1/4;
NW1/4SE1/4

Section 33: NW1/4NW1/4

TOWNSHIP 28 NORTH, RANGE 49 EAST, M.D.B. & M.

Section 2: S1/2NE1/4

Section 7: All

Section 19: N1/2

Section 24: NW1/4NW1/4

Section 26: NE1/4NW1/4

Section 28: NW1/4NE1/4; NE1/4SE1/4

Section 30: NE1/4NW1/4

Section 32: SE1/4NW1/4

Section 34: NW1/4NW1/4

Section 35: NW1/4SE1/4

Section 36: NE1/4NE1/4; N1/2SW1/4

TOWNSHIP 29 NORTH, RANGE 47 EAST, M.D.B. & M.

Section 18: Lots 10, 11 and 12

Section 32: Lots 2, 3 and 4; NE1/4SE1/4

TOWNSHIP 29 NORTH, RANGE 48 EAST, M.D.B. & M.

Section 3: All

TOWNSHIP 29 NORTH, RANGE 49 EAST, M.D.B. & M.

Section 36: NW1/2NE1/4

TOWNSHIP 29 NORTH, RANGE 50 EAST, M.D.B. & M.

Section 10: SW1/4SE1/4

Section 30: S1/2NE1/4; NE1/4SE1/4

PARCEL III

TOWNSHIP 30 NORTH, RANGE 50 EAST, M.D.B. & M.

Section 15: All

Section 21: All

Section 23: All

EXCEPTING, therefrom, ninety per cent (90%) of the coal, oil, gas and other minerals of every kind and nature whatsoever as reserved by STRATHEARN CATTLE COMPANY and DAVE STRATHEARN in Deeds recorded May 25, 1959 in Book 25 of Deeds at page 297, Eureka County, Nevada, records and recorded June 10, 1959 in Book 25 of Deeds at page 310, Eureka County, Nevada records.

PARCEL IV

TOWNSHIP 29 NORTH, RANGE 50 EAST, M.D.B. & M.

Section 10: N1/2; SW1/4; N1/2SE1/4; SE1/4SE1/4

TOWNSHIP 30 NORTH, RANGE 50 EAST, M.D.B. & M.

Section 10: NE1/4NE1/4; S1/2NE1/4; SE1/4; SE1/4SW1/4

Section 14: NW1/2NE1/4; SW1/4; S1/2SE1/4

Section 16: NE1/4NE1/4; S1/2NE1/4; SE1/4; SE1/4SW1/4

Section 22: All

EXCEPTING, therefrom, all minerals as reserved by UNITED STATES OF AMERICA in Patents recorded September 23, 1964 in Book 6 of Official Records at page 34, Eureka County, Nevada, records and recorded August 16, 1963 in Book 27 of Deeds at page 9, Eureka County, Nevada, records.

FURTHER EXCEPTING from PARCELS I, II, III and IV, an undivided one-half interest in and to all oil, gas and mineral rights in and to all the rights of DAN FILIPPINI as reserved by DAN FILIPPINI in Deed recorded January 6, 1966 in Book 9 of Official Records at page 442, Eureka County, Nevada, records, and in Book 10 of Official Records at page 266, Lander County, Nevada records.

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1. Southern Pacific Land Company Grazing Lease No. 4314-A, dated June 1, 1974 covering the following described real property, to-wit:

Trail Sections: All of Secs. 5 & 17, Twp 28 North, Rge. 49 East, Lots 1, 2, 7, 8, 9, & 16 and S1/2 of Sec. 5, All of Secs. 17 and 29, Twp. 29 North, Rge. 49 East, MDM, containing 3,129.75 acres, more or less.

2. Bureau of Land Management Permits for grazing for 5847 AUM's in the Argenta, Carico Lake, Grass Valley, and Roberts Creek allotments and units in common with other users, administered by the Battle Mountain office of the Bureau of Land Management.

3. Bureau of Land Management Permits for grazing for 6836 AUM's in the Half Circle-Dana Allotment of the Buckhorn Unit in common with others, administered by the Bureau of Land Management Office at Elko, Nevada.

RECORDED AT REQUEST OF
FIRST AMERICAN TITLE CO. OF NEVADA

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OFFICIAL RECORDS
CLERK COUNTY CLERK
WILLIAM A. DEAN
FEE \$12.00