

RD 14  
of  
pays

86381 ①

QUITCLAIM DEED

MAIL TAX STATEMENT TO:  
WHEN RECORDED MAIL TO:

Grantee, Box, 339, Folsom, Ca. 95630  
Dashot Title, Box 3198, Reno, Nev. 89505

THIS INDENTURE made and executed this 10<sup>th</sup> day of January, 1983, by and between DOUGLAS C. FLETCHER, Trustee in the matter of "In re Valiant Farms-Eureka, Inc., a Nevada corporation, formerly known as Valiant Farms, a general partnership and dba The Nevada Cattle Company (TNCC); Fish Creek Ranch, Cold Creek Ranch, Eureka Cattle Co.; and also dba Hot Creek Ranch, Chapter 11 Debtor" as Grantor, and Daniel H. Russell and Roberta A. Russell, husband and wife as Grantees.

W I T N E S S E T H:

WHEREAS, pursuant to Voluntary Petition for Reorganization Under Chapter 11 of the United States Bankruptcy Code filed in the United States Bankruptcy Court for the District of Nevada, the undersigned DOUGLAS C. FLETCHER, was by Order dated January 10, 1983, duly appointed as trustee of said estate and effects, and thereupon duly qualified and has ever since been acting as such trustee.

NOW, THEREFORE, I, the undersigned trustee in bankruptcy of said debtor, by virtue of the title and powers vested in me by the provisions of the United States Bankruptcy Court and by said orders of Court, for and in consideration of the sum of TEN DOLLARS (\$10.00), lawful money of the United States of America, to me in hand paid by the Grantees, receipt of which is hereby acknowledged, and other valuable consideration, does by these presents remise, release and forever quitclaim unto the Grantees, their heirs and assigns forever, all of Grantor's right, title and interest of any and all nature in and to the mineral rights and interests, including coal, oil, gas, and other hydrocarbons, and all other metallic and non-metallic mineral ores and substances, and geothermal steam, hot water, hot brines, thermal energy, and gasses, located in, on or beneath the surface of those certain parcels of real property situate in the counties of White Pine, Elko, Nye, Eureka and Lander, State of Nevada, that are more particularly described on that certain exhibit marked "Exhibit A", affixed hereto and by this reference incorporated herein and made a part hereof.

TO HAVE AND TO HOLD the said mineral rights and interests, including coal, oil, gas, and other hydrocarbons and all other metallic and non-metallic mineral ores and substances, and geothermal steam, hot water, hot brines, thermal energy and gasses, unto the said Grantee, its successors and assigns forever.

These rights and estates conveyed include the use of the surface as necessary to investigate, explore for, locate, mine, drill for, extract, produce, remove, market, process, or produce on the land and sell the substances herein conveyed.

STEPHENS, KOSACH,  
KNIGHT & EDWARDS  
ATTORNEYS AT LAW  
401 RYLAND  
RENO, NEVADA 89502  
786-5776

9203-1

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed the day and year first hereinabove written.

*Douglas C. Fletcher*  
DOUGLAS C. FLETCHER, Trustee

STATE OF NEVADA )  
                          ) : ss.  
COUNTY OF WASHOE )

On this 10<sup>th</sup> day of February, 1983, personally appeared before me, a notary public, DOUGLAS C. FLETCHER, Trustee, in Bankruptcy for Valiant Farms, et al. who acknowledged that he executed the above instrument.

MARIE F. DOWNING  
Notary Public - State of Nevada  
Washoe County  
My Appointment Expires June 25, 1983

*Marie F. Downing*  
Notary Public

STEPHENS, KOSACH,  
KNIGHT & EDWARDS  
ATTORNEYS AT LAW  
401 RYLAND  
RENO, NEVADA 89502  
788-6778

EXHIBIT "A"

Situate in the County of White Pine, State of Nevada, described as follows,  
to-wit:

TOWNSHIP 22 NORTH, RANGE 55 EAST, M.D.B.&M.

Section 1: Lots 1 & 2; Southeast 1/4 Northeast 1/4

TOWNSHIP 23 NORTH, RANGE 55 EAST, M.D.B.&M.

Section 23: Southeast 1/4

Section 24: Northeast 1/4 Northwest 1/4; South 1/2 Northwest 1/4; Southwest 1/4;  
East 1/2

Section 25: All

Section 26: East 1/2

Section 35: East 1/2

Section 36: All

TOWNSHIP 25 NORTH, RANGE 55 EAST, M.D.B.&M.

Section 2: Southwest 1/4 Northwest 1/4; West 1/2 Southwest 1/4;  
Southeast 1/4 Southwest 1/4

Section 3: Lots 1 & 2; Southeast 1/4 Northeast 1/4; Northeast 1/4 Southeast 1/4

Section 11: Southeast 1/4 Southwest 1/4

Section 14: East 1/2 Northwest 1/4; East 1/2 Southwest 1/4;  
Southwest 1/4 Southeast 1/4

Section 23: East 1/2 Northwest 1/4; West 1/2 East 1/2

Section 26: West 1/2 Northeast 1/4; West 1/2 Southwest 1/4

Section 34: Southwest 1/4 Northeast 1/4; Northeast 1/4 Southeast 1/4

Section 35: Northwest 1/4 Northwest 1/4

TOWNSHIP 26 NORTH, RANGE 55 EAST, M.D.B.&M.

Section 27: Southwest 1/4 Southeast 1/4

Section 34: West 1/2 Northeast 1/4; Northwest 1/4 Southeast 1/4

TOWNSHIP 22 NORTH, RANGE 56 EAST, M.D.B.&M.

Section 6: Southeast 1/4 Northwest 1/4; Lots 3, 4 & 5

TOWNSHIP 23 NORTH, RANGE 56 EAST, M.D.B.&M.

Section 19: East 1/2 Southwest 1/4; Lots 3 & 4

Section 30: East 1/2 West 1/2; Lots 1, 2, 3 & 4

Section 31: East 1/2 West 1/2; Lots 1, 2, 3 & 4

EXHIBIT "A" (Continued)

TOWNSHIP 25 NORTH, RANGE 56 EAST, M.D.B.&M.

Section 5: Southwest 1/4 Southwest 1/4

TOWNSHIP 26 NORTH, RANGE 56 EAST, M.D.B.&M.

Section 28: South 1/2 Southwest 1/4 Southwest 1/4; Lots 5 & 6  
Section 29: Southeast 1/4 Southwest 1/4; Southwest 1/4 Southeast 1/4;  
South 1/2 Southeast 1/4 Southeast 1/4  
Section 32: North 1/2 Northeast 1/4; Northeast 1/4 Northwest 1/4  
Section 33: North 1/2 Northwest 1/4; Southwest 1/4; Lots 1 & 2

TOWNSHIP 26 NORTH, RANGE 55 EAST, M.D.B.&M.

Section 22: West 1/2 Northeast 1/4; Southeast 1/4 Northwest 1/4;  
East 1/2 Southwest 1/4  
Section 27: East 1/2 Northwest 1/4; Northeast 1/4 Southwest 1/4;  
Northwest 1/4 Southeast 1/4

TOWNSHIP 17 NORTH, RANGE 54 EAST, M.D.B.&M.

Section 1: Northwest 1/4 Southwest 1/4

TOWNSHIP 19 NORTH, RANGE 55 EAST, M.D.B.&M.

Section 15: West 1/2  
Section 22: All

EXHIBIT "A" (Continued)

Situate in the County of Elko, State of Nevada, described as follows, to-wit:

TOWNSHIP 26 NORTH, RANGE 55 EAST, M.D.B.&M.

Section 15: Southwest 1/4 Northeast 1/4; Southwest 1/4 Southeast 1/4

TOWNSHIP 27 NORTH, RANGE 55 EAST, M.D.B.&M.

Section 35: Southeast 1/4 Northwest 1/4; Northeast 1/4 Southwest 1/4

Situate in the County of Nye, State of Nevada, described as follows, to-wit:

TOWNSHIP 14 NORTH, RANGE 48 EAST, M.D.B.&M.

Section 23: West 1/2 Southeast 1/4

TOWNSHIP 14 NORTH, RANGE 51 EAST, M.D.B.&M.

Section 10: North 1/2 Northeast 1/4

Section 11: North 1/2 Northwest 1/4

Section 24: West 1/2 Southwest 1/4; Northeast 1/4 Southwest 1/4;  
Northwest 1/4 Southeast 1/4

TOWNSHIP 15 NORTH, RANGE 53 EAST, M.D.B.&M.

Section 23: Southwest 1/4 Northeast 1/4

Section 28: Northeast 1/4 Northwest 1/4

EXHIBIT "A" (Continued)

TOWNSHIP 7 NORTH, RANGE 50 EAST, M.D.B.&M.

Section 3: Lots 3 & 4 (North 1/2 Northwest 1/4) Section 4:  
Lot 1 (Northeast 1/4 Northeast 1/4)

TOWNSHIP 8 NORTH, RANGE 50 EAST, M.D.B.&M.

Section 13: Northwest 1/4 Northeast 1/4; Northeast 1/4 Northwest 1/4  
Section 33: Northeast 1/4; North 1/2 Northwest 1/4 Section 34:  
West 1/2 Northwest 1/4; Southeast 1/4 Northwest 1/4;  
North 1/2 Southwest 1/4; Southeast 1/4 Southwest 1/4; Lot 1

TOWNSHIP 6 NORTH, RANGE 51 EAST, M.D.B.&M.

Section 5: Southwest 1/4 Northeast 1/4  
Section 9: Southwest 1/4 Southwest 1/4  
Section 16: Northwest 1/4 Northwest 1/4

TOWNSHIP 8 NORTH, RANGE 55 EAST, M.D.B.&M.

Section 14: South 1/2 Northwest 1/4; Northwest 1/4 Northwest 1/4;  
North 1/2 Southwest 1/4  
Section 15: Southwest 1/4 Northeast 1/4; Southeast 1/4;  
Northeast 1/4 Southwest 1/4

EXCEPTING THEREFROM that portion of said land conveyed to the STATE OF NEVADA  
for highway and incidental purposes by Deed recorded June 18, 1936, in Book 45,  
Page 356 of Deeds; Nye County, Nevada records.

EXHIBIT "A" (Continued)

FURTHER EXCEPTING THEREFROM that portion of said land conveyed to the STATE OF NEVADA for highway and incidental purposes by Deed recorded November 9, 1940, in Book 48 of Deeds, Page 53, under File No. 12440, Nye County, Nevada records.

TOWNSHIP 10 NORTH, RANGE 51 EAST, M.D.B.&M.

Section 36: North 1/2 Northwest 1/4; Southeast 1/4 Northwest 1/4

TOWNSHIP 8 NORTH, RANGE 55 EAST, M.D.B.&M.

Section 15: Southeast 1/4 Northwest 1/4.

EXCEPTING THEREFROM that portion described as follows:

Beginning at a point in the Southeast 1/4 Northwest 1/4 of said Section 15, from which the North quarter corner of said Section 15 bears North 10°28'10" East, a distance of 1600.76 feet; thence South 38°57' East, a distance of 464.46 feet; thence South 0°02' East, a distance of 239.98 feet; thence South 51°63' West, a distance of 390.20 feet; thence North 38°57' West, a distance of 651.18 feet; thence North 51°03' East, a distance of 540.95 feet to the point of beginning.

EXCEPTING THEREFROM that portion of said land conveyed to the State of Nevada for highway and incidental purposes by Deed recorded June 18, 1936 in Book 45, Page 356, Deed Records, Nye County, Nevada.

FURTHER EXCEPTING THEREFROM that portion of said land conveyed to the STATE OF NEVADA for highway and incidental purposes by Deed recorded November 9, 1940 in Book 48 of deeds, Page 53, under File No. 12440, Nye County, Nevada records.

TOWNSHIP 10 NORTH, RANGE 51 EAST, M.D.B.&M.

Section 25: Southeast 1/4 Southwest 1/4

TOWNSHIP 11 NORTH, RANGE 52 EAST, M.D.B.&M.

Section 19: East 1/2 Northeast 1/4; Southwest 1/4 Northeast 1/4;  
Southeast 1/4 Northwest 1/4

EXHIBIT "A" (Continued)

Situate in the County of Eureka, State of Nevada, described as follows, to-wit:

TOWNSHIP 16 NORTH, RANGE 53 EAST, M.D.B.&M.

- Section 7: Southeast 1/4 Northeast 1/4  
Section 8: East 1/2; Northwest 1/4 Northwest 1/4; South 1/2 Northwest 1/4;  
North 1/2 Southwest 1/4; Southeast 1/4 Southwest 1/4  
Section 9: Northeast 1/4 Northeast 1/4; South 1/2 Northeast 1/4;  
Northwest 1/4 Northwest 1/4; South 1/2 Northwest 1/4; South 1/2  
Section 10: North 1/2; North 1/2 South 1/2; Southwest 1/4 Southeast 1/4;  
South 1/2 Southwest 1/4  
Section 11: South 1/2 Northeast 1/4; Northwest 1/4; North 1/2 Southwest 1/4  
Section 12: North 1/2

TOWNSHIP 16 NORTH, RANGE 54 EAST, M.D.B.&M.

- Section 6: South 1/2 Southwest 1/4  
Section 7: Lots 1 & 2 of the Northwest 1/4

TOWNSHIP 17 NORTH, RANGE 49 EAST, M.D.B.&M.

Section 24: Homestead Entry No. 174, comprising Tracts A and B; embracing a portion of, approximately Section 24 in Township 17 North of Range 49 East of the Mount Diablo Meridian, Nevada, more particularly bounded and described as follows:

Beginning for the description of Tract A at corner No. 1, identical with the Southwest corner to Section 19 in Township 17 North, Range 50 East of the Mount Diablo Meridian; thence, North 87° West 43.66 chains to Corner No. 2; thence, North 2°40' West 3.44 chains to Corner No. 3; thence, North 73°35' East 22.53 chains to Corner No. 4; thence, South 63°30' East 10.92 chains to Corner No. 5; thence, South 84°24' East 12.41 chains to Corner No. 6; thence, South 0°4' East 5.98 chains to Corner No. 1, the place of beginning.

Beginning for the description of Tract B at Corner No. 7, from which Corner No. 2 of said Tract A bears South 87° East 50 links distant; thence North 87° West 27.75 chains to Corner No. 8; thence North 39°12' East 12.76 chains to Corner No. 9; thence North 39°29' West 16.96 chains to Corner No. 10; thence North 47° East 4.48 chains to Corner No. 11; thence South 33°44' East 4.99 chains to Corner No. 12; thence South 48°30' East 30.75 chains to Corner No. 13; thence North 73°35' East 1.24 chains to Corner No. 14; thence South 2°40' East 3.28 chains to Corner No. 7; the place of beginning, containing in the aggregate 61.83 acres, according to the official plat of the Survey of said land, returned to the General Land Office by the Surveyor-General.



EXHIBIT "A" (Continued)

TOWNSHIP 17 NORTH, RANGE 50 EAST, M.D.B.&M.

Sections 7 & 8: Described more particularly as follows:

Beginning at Corner No. 1 from which the quarter corner to Sections 8 and 9 in Township 17 North of Range 50 East of the Mount Diablo Meridian, bears North 82°35' East 57.53 chains distant; thence South 73°52' West 17.72 chains to Corner No. 2; thence North 76°18' West 27.40 chains to Corner No. 3; thence South 66°29' West 3.30 chains to Corner No. 4; thence North 76°43' West 30.88 chains to Corner No. 5; thence North 56°9' East 5.40 chains to Corner No. 6; thence South 79°52' East 55.00 chains to Corner No. 7; thence North 76°59' East 15.21 chains to Corner No. 8; thence South 37°41' East 5.41 chains to Corner No. 1, the place of beginning; containing 35.65 acres, according to the official plat of the Survey of said land, returned to the General Land Office by the Surveyor-General.

- Section 19: Lot 4; Southeast 1/4 Southwest 1/4  
Section 29: North 1/2 Northwest 1/4; West 1/2 Northeast 1/4  
Section 30: Northeast 1/4 Northwest 1/4; North 1/2 Northeast 1/4;  
East 1/2 Southwest 1/4; North 1/2 Southeast 1/4  
Section 31: West 1/2 Northeast 1/4; Northeast 1/4 Northeast 1/4

TOWNSHIP 18 NORTH, RANGE 49 EAST, M.D.B.&M.

Section 25: North 1/2 Northeast 1/4

TOWNSHIP 18 NORTH, RANGE 50 EAST, M.D.B.&M.

- Section 28: Southwest 1/4 Northeast 1/4; Northwest 1/4 Southeast 1/4  
Section 30: Northwest 1/4 Northeast 1/4; Northeast 1/4 Northwest 1/4

TOWNSHIP 18 NORTH, RANGE 51 EAST, M.D.B.&M.

- Section 18: West 1/2 Northeast 1/4; East 1/2 Northwest 1/4;  
West 1/2 Southeast 1/4; Southwest 1/4  
Section 19: Northwest 1/4 Northeast 1/4; West 1/2; West 1/2 Southeast 1/4  
Section 30: North 1/2; North 1/2 South 1/2

TOWNSHIP 18 NORTH, RANGE 54 EAST, M.D.B.&M.

- Section 18: Southeast 1/4 Northwest 1/4; Northeast 1/4 Southwest 1/4;  
Northwest 1/4 Southeast 1/4; South 1/2 Southeast 1/4; Lot 2  
Section 19: Northeast 1/4; Southeast 1/4 Northwest 1/4; North 1/2 Southeast 1/4  
Section 20: West 1/2 Northwest 1/4; North 1/2 Southwest 1/4;  
Southeast 1/4 Northwest 1/4; Lot 1

EXHIBIT "A" (Continued)

TOWNSHIP 19 NORTH, RANGE 50 EAST, M.D.B.&M.

Section 16: West 1/2 Northeast 1/4; East 1/2 Northwest 1/4;  
Southwest 1/4 Northwest 1/4; Northwest 1/4 Southwest 1/4  
Section 17: Southeast 1/4 Northeast 1/4; Northeast 1/4 Southeast 1/4

TOWNSHIP 18 NORTH, RANGE 48 EAST, M.D.B.&M.

Section 14: East 1/2 Southwest 1/4 Northwest 1/4 Southwest 1/4;  
West 1/2 Southeast 1/4 Northwest 1/4 Southwest 1/4;  
Southeast 1/4 Southeast 1/4 Northwest 1/4 Southwest 1/4;  
Southwest 1/4 Southeast 1/4 Southwest 1/4;  
Southwest 1/4 Southeast 1/4 Southeast 1/4 Southwest 1/4;  
South 1/2 Northwest 1/4 Southeast 1/4 Southwest 1/4;  
Northwest 1/4 Northwest 1/4 Southeast 1/4 Southwest 1/4;  
Southeast 1/4 Southeast 1/4 Southwest 1/4 Southwest 1/4;  
North 1/2 Southeast 1/4 Southwest 1/4 Southwest 1/4;  
Northeast 1/4 Southwest 1/4 Southwest 1/4;  
Northeast 1/4 Northwest 1/4 Southwest 1/4 Southwest 1/4  
Section 23: North 1/2 Southeast 1/4 Northwest 1/4;  
Northeast 1/4 Southwest 1/4 Northeast 1/4 Northwest 1/4;  
Northwest 1/4 Southeast 1/4 Northeast 1/4 Northwest 1/4

AND a parcel of land described as:

Beginning at Corner No. 1, from which U. S. Location Monument No. 253 bears South 26°42' East 1.55 chains distant, thence North 26°42' West 69.97 chains to Corner No. 2; thence North 9°13' West 17.37 chains to Corner No. 3; thence North 87°44' East 7.72 chains to Corner No. 4; thence South 22°51' East 86.81 chains to Corner No. 5; thence West 7.36 chains to Corner No. 1, the place of beginning, containing 78.92 acres, and being the same parcel conveyed by the UNITED STATES OF AMERICA to GEORGE WILLIAMS by Land Patent dated May 19, 1916, and recorded in Book 18 of Deeds at Page 195, Eureka County, Nevada records.

EXHIBIT "A" (Continued)

TOWNSHIP 18 NORTH, RANGE 49 EAST, M.D.B.&M.

- Section 5: Northwest 1/4 Southwest 1/4; Southwest 1/4 Southwest 1/4  
Section 6: Northeast 1/4 Southeast 1/4; Southeast 1/4 Southeast 1/4  
Section 8: Northwest 1/4 Northwest 1/4; South 1/2 Northwest 1/4;  
Northeast 1/4 Southwest 1/4

TOWNSHIP 19 NORTH, RANGE 49 EAST, M.D.B.&M.

- Section 5: West 1/2 East 1/2; East 1/2 West 1/2; West 1/2 Southwest 1/4;  
Southwest 1/4 Northwest 1/4  
Section 6: Southeast 1/4; Southeast 1/4 Northeast 1/4  
Section 18: Northwest 1/4 Northeast 1/4; Northeast 1/4 Southwest 1/4;  
Southeast 1/4 Northwest 1/4; Southwest 1/4 Southeast 1/4  
Section 19: East 1/2 Southeast 1/4; Northwest 1/4 Southeast 1/4; Northeast 1/4  
Section 20: West 1/2 Southwest 1/4; Southwest 1/4 Northwest 1/4  
Section 29: Southwest 1/4 Northwest 1/4; Northwest 1/4 Southwest 1/4;  
Southwest 1/4 Southwest 1/4; Northwest 1/4 Northwest 1/4; *DF*  
Section 30: East 1/2 Northeast 1/4; Northeast 1/4 Southeast 1/4

EXHIBIT "A" (Continued)

Situate in the County of Lander, State of Nevada, described as follows, to-wit:

TOWNSHIP 18 NORTH, RANGE 48 EAST, M.D.B.&M.

Section 7: Southeast 1/4 Northwest 1/4; Southwest 1/4 Northeast 1/4;  
West 1/2 Southeast 1/4

Section 18: Northwest 1/4 Northeast 1/4

TOWNSHIP 29 NORTH, RANGE 43 EAST, M.D.B.&M.

Section 35: North 1/2 Northeast 1/4; Southwest 1/4 Northeast 1/4

TOWNSHIP 30 NORTH, RANGE 43 EAST, M.D.B.&M.

Section 36: Southeast 1/4

RECORDED AT REQUEST OF  
Washoe Title Guaranty Co.  
BOOK 108 PAGE 174

83 FEB 16 P 2: 00

OFFICIAL RECORDS  
EUREKA COUNTY, NEVADA  
M.N. REBALEATI, RECORDER  
FILE NO. 86381  
FEE \$ 15.00

LEGAL DESCRIPTION (Page 10 of 10 Pages) BOOK | 08 PAGE | 85