

RPTT \$63.25

WHEN RECORDED RETURN TO:  
Washoe Title Guaranty Company  
P. O. Box 3498  
Reno, Nv. 89505

95883

GRANT, BARGAIN AND SALE DEED

FOR VALUABLE CONSIDERATION RECEIVED, WILLIAM A. CARD and RUTH/CARD, husband and wife, grant, bargain and sell to DANIEL H. RUSSELL and ROBERTA A. RUSSELL, husband and wife, "Grantees", as community property, and their heirs and assigns accordingly, forever, the ranch property located in the Counties of Eureka and Nye, State of Nevada, described as follows:

PARCEL 1:

All that certain lot, piece or parcel of land situate in the County of Nye, State of Nevada, more particularly described as follows:

TOWNSHIP 14 NORTH, RANGE 50 EAST, M.D.B.&M.

Section 2: Southwest 1/4 of the Northwest 1/4.

Section 3: South 1/2 of the Northeast 1/4; South 1/2 of the Northwest 1/4; Lots 3 and 4.

Section 4: Lot 1; Southeast 1/4 of the Northeast 1/4.

TOWNSHIP 15 NORTH, RANGE 50 EAST, M.D.B.&M.

Section 28: West 1/2 of the Southeast 1/4.

Section 33: South 1/2 of the Northeast 1/4; Northwest 1/4 of the Northeast 1/4; East 1/2 of the Southeast 1/4.

EXCEPTING all coal and other minerals as reserved in Patent executed by UNITED STATES OF AMERICA.

PARCEL 2:

All those certain lots, pieces, or parcels of land situate in the County of Eureka, State of Nevada, more particularly described as follows:

TOWNSHIP 15 NORTH, RANGE 50 EAST, M.D.B.&M.

Section 4: Lots 1 and 2; South 1/2 of the Northeast 1/4; Southeast 1/4.

EXCEPTING all oil and gas as reserved in Patent executed by UNITED STATES OF AMERICA.

Together with the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits of said ranch lands.

Together with the following on or appurtenant to each parcel:

All buildings, fixtures, and improvements of Grantors thereon.

THIS DOCUMENT IS EXECUTED IN COUNTERPART  
IN ORDER TO FACILITATE THE RECORDATION OF  
SAME IN TWO COUNTIES SIMULTANEOUSLY.

11948-1

All springs, wells, water and water rights adjudicated, appropriated, decreed, vested or appurtenant to each parcel including all permits, applications, proofs and maps therefor, and all dams, ditches, diversions, canals, pipelines, well casings, well pumping equipment, troughs and all other means, methods, systems of using water and water rights and applying them to beneficial use on each parcel and including but not limited to all stock-water and stockwater rights for use on the described lands.

All easements, rights of way and licenses appurtenant to or used in connection with said lands.

All corrals, fences, stockwater troughs, water tanks, and pipelines and stockwater and domestic water systems on said lands.

Those rights, privileges, preferences, term permits and leases to graze livestock on public lands administered by the Bureau of Land Management or the United States Forest Service appurtenant with, or otherwise connected with the real property mentioned herein.

Together with all of Grantors' right, title, interest and estate in and to the range improvements and stockwater rights on the public lands grazed pursuant to these preferences and the cooperative agreements and permits therefor.

All rights, title, interest and estate Grantors have in and to all geothermal resources, geothermal energy, coal, oil, gas, oil shales and minerals of every kind and nature whatsoever (including, but not limited to, barium sulfate, uranium, fissionable materials, metals, and other minerals), existing upon, beneath the surface of, or within the above-described lands, and all mines thereof, with all leases of Grantors' interests therein, and all rentals, royalties, and other consideration payable to Grantors therefor.

TO HAVE AND TO HOLD the property, together with the appurtenances, to the Grantees, as community property, and their heirs and assigns, accordingly, forever.

Signed this 15th day of September, 1984.

GRANTORS:

William A. Card  
WILLIAM A. CARD

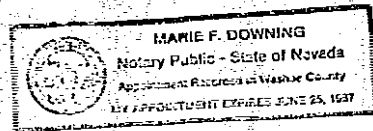
Ruth A. Card  
RUTH A. CARD

GRANTEE'S ADDRESS:

c/o MULL & MCCARTHY  
A Professional Corporation  
1001 Second Street  
Old Sacramento, CA. 95814

STATE OF NEVADA )  
COUNTY OF WASHOE ) SS.

On September 13, 1984, personally appeared before me, a Notary Public, WILLIAM A. CARD and RUTH B. CARD, who acknowledged to me that they executed the foregoing instrument.



*[Signature]*  
NOTARY PUBLIC

RECORDED AT REQUEST OF  
Washoe Title Guaranty Co.  
BOOK 128 PAGE 151

84 SEP 14 P 2:00

OFFICIAL RECORDS  
EUREKA COUNTY, NEVADA  
M.H. RECALATI, RECORDER  
FILE NO. 95863  
FEE \$ 7.00

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