

97610

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made and entered into this 2nd day of January, 1984, by and between THOMAS J. TOMERA and PATSY SUE TOMERA, husband and wife, and PETER M. TOMERA and TONI LYNN TOMERA, husband and wife, First Parties, and JULIAN TOMERA RANCHES, INC., a Nevada corporation, Second Party;

W I T N E S S E T H:

That the said First Parties, for and in consideration of the sum of TEN DOLLARS (\$10.00), lawful, current money of the United States of America, to it in hand paid by the said Second Party, the receipt whereof is hereby acknowledged, does by these presents grant, bargain, sell, convey and confirm unto the said Second Party, and to the successors and assigns of the said Second Party, all that certain real property situate, lying and being in the County of Eureka, State of Nevada, and more particularly described as follows:

See Exhibit A attached hereto and incorporated by reference herein.

TO HAVE AND TO HOLD, all and singular, the said premises, together with the appurtenances unto the said Second Party, and the successors assigns of the Second Party forever.

IN WITNESS WHEREOF, the said First Party has hereunto set its hand as of the day and year first above written.

Thomas J. Tomera  
THOMAS J. TOMERA

Patsy Sue Tomera  
PATSY SUE TOMERA

Peter M. Tomera  
PETER M. TOMERA

Toni Lynn Tomera  
TONI LYNN TOMERA

DOCUMENTARY TRANSFER TAX \$ 833.25  
☐ 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:

Richard J. Matthews  
SIGNATURE OF DECLARANT OR AGENT  
DETERMINING TAX FIRM NAME

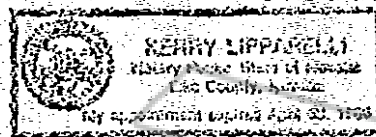
LAW OFFICES  
BILYEU AND MATTHEWS  
CHARTERED  
PROFESSIONAL CENTER  
ELKO, NEVADA 89801

GRANT, BARGAIN AND SALE DEED (con't)

STATE OF NEVADA )  
 ) SS.  
COUNTY OF ELKO )

On this 2nd day of January, 1984, personally appeared before me, a Notary Public, THOMAS J. TOMERA, who acknowledged that he executed the foregoing instrument.

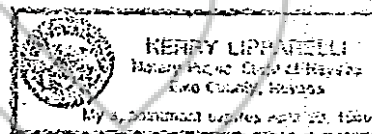
Kerry Lipparelli  
NOTARY PUBLIC



STATE OF NEVADA )  
 ) SS.  
COUNTY OF ELKO )

On this 2nd day of January, 1984, personally appeared before me, a Notary Public, PATSY SUE TOMERA, who acknowledged that she executed the foregoing instrument.

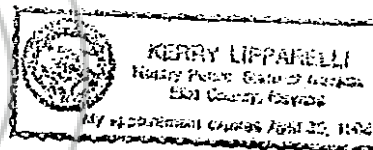
Kerry Lipparelli  
NOTARY PUBLIC



STATE OF NEVADA )  
 ) SS.  
COUNTY OF ELKO )

On this 2nd day of January, 1984, personally appeared before me, a Notary Public, PETER M. TOMERA, who acknowledged that he executed the foregoing instrument.

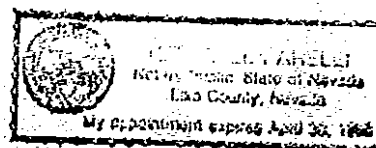
Kerry Lipparelli  
NOTARY PUBLIC



STATE OF NEVADA )  
 ) SS.  
COUNTY OF ELKO )

On this 2nd day of January, 1984, personally appeared before me, a Notary Public, TONI LYNN TOMERA, who acknowledged that she executed the foregoing instrument.

Kerry Lipparelli  
NOTARY PUBLIC



PARCEL 1:

TOWNSHIP 30 NORTH, RANGE 51 EAST, M.D.B.&M.

Section 1: All (Fractional)  
Section 3: All  
Section 11: All  
Section 13: All  
Section 15: All

TOWNSHIP 31 NORTH, RANGE 51 EAST, M.D.B.&M.

Section 33: All  
Section 35: All

TOWNSHIP 30 NORTH, RANGE 52 EAST, M.D.B.&M.

Section 5: SW 1/4: That portion of the N 1/2 lying Westerly of Nevada State Highway No. 51.  
Section 7: All  
Section 9: That portion of the W 1/2 lying Westerly of Nevada State Highway No. 51.

TOWNSHIP 31 NORTH, RANGE 52 EAST, M.D.B.&M.

Section 31: All

TOWNSHIP 30 NORTH, RANGE 52 EAST, M.D.B.&M.

A parcel of land in the NE 1/4 NE 1/4, Section 8 and the W 1/2, Section 9, T. 30 N., R. 52 E., M.D.M., Eureka County, Nevada, more particularly described as follows:

Beginning at the northwesterly corner of said parcel, a point on the easterly right-of-way line of that public highway described in Book 24, Pages 307-309, Eureka County Deeds (Parcel No. 4), a 6-inch redwood fence post set in right-of-way fence from which the NW corner of Section 4, T. 30 N., R. 52 E., M.D.M., bears N. 0° 19' 53" E., 5961.71 feet as Corner No. 1, the Point of Beginning,

thence S. 80° 36' 01" E., 1504.64 feet to Corner No. 2, a 6-inch redwood fence post,



thence S.  $1^{\circ} 44' 13''$  E., 973.27 feet to Corner No. 3, a 6-inch steel fence post,

thence S.  $31^{\circ} 30' 33''$  W., 2530.71 feet to Corner No. 4, a point on the easterly right-of-way line of the above-referred highway, a 6-foot steel fence post,

thence along said right-of-way, from a tangent bearing N.  $3^{\circ} 20' 48''$  W., on a curve to the right, with a radius of 3900 feet, through a central angle of  $10^{\circ} 53' 10''$ , an arc distance of 740.99 feet to Corner No. 5,

thence continuing along said right-of-way N.  $7^{\circ} 32' 22''$  E., 515.24 feet to Corner No. 6,

thence continuing along said right-of-way, from a tangent bearing of the last described course, on a curve to the left with a radius of 3100 feet, through a central angle of  $20^{\circ} 24' 10''$ , an arc distance of 1103.99 feet to Corner No. 7,

thence continuing along said right-of-way N.  $12^{\circ} 51' 48''$  W., 1055.56 feet to Corner No. 1, the Point of Beginning.

EXCEPTING THEREFROM all petroleum, oil, natural gas, and products derived therefrom reserved in deed from Southern Pacific Land Company, recorded March 9, 1950, in Book 24, Page 42, Deed Records, Eureka County, Nevada.

FURTHER EXCEPTING THEREFROM an undivided  $1/2$  interest in and to all other minerals reserved in deed from Eureka Livestock Company, a co-partnership, et al, recorded November 4, 1955 in Book 24, Page 478, Deed Records, Eureka County, Nevada.

PARCEL 2:

TOWNSHIP 30 NORTH, RANGE 51 EAST, N.D.B.&M.

Section 2: All (Fractional)  
Section 4: Lots 1, 2, 3; SE  $1/4$  NW  $1/4$ ; SE  $1/4$   
Section 10: All  
Section 12: All  
Section 14: N  $1/2$ ; SW  $1/4$ ; N  $1/2$  SE  $1/4$

TOWNSHIP 30 NORTH, RANGE 52 EAST, N.D.B.&M.

Section 5: That portion of the SE  $1/4$  lying westerly of Nevada State Highway No. 51.  
Section 6: All  
Section 8: All that portion lying westerly of Nevada State Highway No. 51.  
Section 16: That portion of the W  $1/2$  NW  $1/4$  lying westerly of Nevada State Highway No. 51.  
Section 17: All  
Section 18: E  $1/2$

TOWNSHIP 31 NORTH, RANGE 52 EAST, M.D.B.&M.

Section 32: W 1/2; W 1/2 SE 1/4; That portion of the SE 1/4 SE 1/4 lying westerly of Nevada State Highway No. 51.

PARCEL 3:

TOWNSHIP 30 NORTH, RANGE 51 EAST, M.D.B.&M.

Section 4: S 1/2 NE 1/4

PARCEL 4:

TOWNSHIP 30 NORTH, RANGE 51 EAST, M.D.B.&M.

Section 14: S 1/2 SE 1/4

TOWNSHIP 30 NORTH, RANGE 52 EAST, M.D.B.&M.

Section 18: Lots 1, 2, 3 & 4; E 1/2 W 1/2

EXCEPTING THEREFROM all oil, gas and all other minerals reserved by RAND & SON, INC., a Nevada corporation, in deed recorded March 14, 1979 in Book 69, Page 252, Official Records, Eureka County, Nevada.

EXCEPTING FROM Parcels 1 and 2 above described, that certain parcel of land more particularly described as follows:

A triangular tract of land lying in Sections 10 and 15, Township 30 North, Range 51 East, M.D.B.&M., Eureka County, Nevada, being more particularly described as follows:

Beginning at the SE corner of Section 15 as Corner No. 1, the point of beginning,

thence along the South line of said Section 15, N. 89° 58' W., 8318.64 feet to Corner No. 2, the SW corner of said Section 15,

thence along the line between Sections 15 and 16 North 1072.50 feet to Corner No. 3, the SW corner of Section 10,

thence along the line between Sections 9 and 10, N. 0° 23' W., 2565.42 feet to Corner No. 4, the W 1/4 corner of said Section 10,

thence S. 66° 23' 42" E., 9096.97 feet to Corner No. 1, the Point of Beginning.

RECORDED AT REQUEST OF  
Bilyeu & Matthews, Chfd.  
BOOK 132 PAGE 409

35 JAN 4 A10:40

OFFICIAL RECORDS  
EUREKA COUNTY, NEVADA  
H.H. REBALEATI, RECORDER  
FEE \$ 9.00  
97610

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