

98801

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made and entered into as of the 30th day of April, 1985, by and between F. DONALD SOKOL, a married man dealing with his sole and separate property, of the County of Eureka, State of Nevada, First Party, and DANIEL H. RUSSELL and ROBERTA A. RUSSELL, his wife, of Eureka, Nevada, Second Parties,

W I T N E S S E T H:

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

(See Exhibit A attached hereto and made a part hereof for a specific description of said real property.)

TOGETHER WITH all improvements situate thereon.

TOGETHER WITH the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD the said premises, together with the appurtenances, unto the said Second Parties, as community property, and to their heirs and assigns forever.

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

F. Donald Sokol
F. DONALD SOKOL

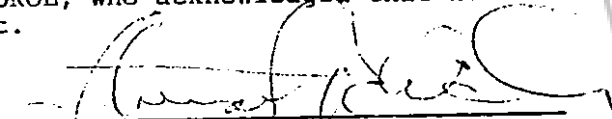
WILSON AND BARROWS, LTD.
ATTORNEYS AT LAW
P. O. BOX 389
EUREKA, NEVADA 89801-0389

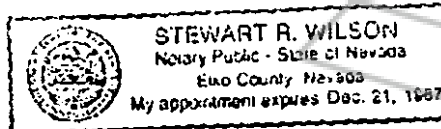
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Documentary Transfer Tax \$ 74.80
 Computed on full value of property conveyed; or
 Computed on full value less liens and encumbrances remaining thereon at time of transfer.
Signature of declarant or agent determining tax firm name

STATE OF NEVADA,)
) SS.
COUNTY OF ELKO.)

On April 30, 1985, personally appeared before me,
a Notary Public, F. DONALD SOKOL, who acknowledged that he
executed the above instrument.


NOTARY PUBLIC



Mailing address for Grantees:

Mr. and Mrs. Daniel H. Russell
c/o Mull & McCarthy
1001 Second Street
Old Sacramento, CA 95814

COPY

EXHIBIT A

Real Property:

Parcel 1:

The land situated in the County of Eureka, State of Nevada, and described as follows:

Township 23 North, Range 52 East, M.D.B.&M.
An undivided one-half (1/2) interest in and to:
Section 36: SW 1/4 NE1/4: SE 1/4 NW1/4

Township 24 North, Range 52 East, M.D. B. & M.
Section 12: E1/2 NE1/4
Section 13: NE 1/4: SW1/4: NW1/4 SE1/4: S1/2SE1/4
Section 23: E1/2E1/2; W1/2 SE 1/4
Section 24: All
Section 25: N1/2; N1/2S1/2
Section 26: E1/2NE1/4; W1/2NE1/4; NW 1/4SE1/4; E1/2SE1/4

Township 24 North, Range 53 East, M.D.B.&M
Section 17: SW1/4 SW1/4
Section 18: Lots 3 and 4, E1/2SW1/4; W1/2SE1/4; SE1/4SE1/4
Section 19: Lots 1, 2, 3, and 4: E1/2W1/2: W1/2E1/2
Section 29: NW1/4; W1/2SE1/4; N1/2SW1/4; W1/2 NE1/4;
SE1/4SE1/4
Section 30: Lots 1 and 2, E1/2NW1/4; NE1/4; N1/2SE1/4
Section 32: N1/2NE1/4

Township 25 North, Range 53 East, M.D. B. & M.
Section 5: SE1/4SE1/4

EXCEPTING THEREFROM an undivided one-half (1/2) interest in and to all coal, oil, gas and other minerals of every kind and nature whatsoever existing upon, beneath the surface of, or within said lands as reserved in Deed from REINHOLD SADLER, et al., recorded February 6, 1976, in Book 53, Page 583, Official Records, Eureka County, Nevada.

Parcel 2:

Township 24 North, Range 52 East, M.D.B. & M.
Section 13: SE1/4NW1/4
Section 25: S1/2SW1/4

EXCEPTING THEREFROM all mineral deposits in the lands reserved by Land Patent executed by United States of America, dated December 22, 1978, recorded January 25, 1979 in Book 68, page 392, Official Records, Eureka County, Nevada.

TOGETHER WITH the right to divert 2.342 c.f.s. of water from Big Shipley Springs for the irrigation of 234.2 acres of the above-described land, as evidenced by Application No. 4273

(Certificate No. 964), issued by the State of Nevada Division of Water Resources;

ALSO TOGETHER WITH the right to divert water from Big Shipley Springs and Tributaries for the irrigation of 1657.28 acres of the above-described land, as evidenced by Proof of Appropriation of Water No. 03289, issued by the State of Nevada Division of Water Resources;

ALSO TOGETHER WITH the right to divert water from Indian Camp Springs and Tributaries for the irrigation of 73.91 acres of the above-described land, as evidenced by Proof of Appropriation of Water No. 03290, issued by the State of Nevada Division of Water Resources;

ALSO TOGETHER WITH the grantor's right, title and interest in and to the following referenced Applications for Permit to appropriate the Public Waters of the State of Nevada for Stockwatering purposes:

APPLICATION NO.	WATER SOURCE
37931	FLYNN FLAT SPRING
37392	QUAKING SPRING
37933	CORTA WELL NO. 1
37394	CABIN SPRING
37395	EXPLORATION SPRING
37936	SKILLMANS SPRING
37397	PUMP SPRING

TOGETHER WITH all other water rights of Grantor in connection with the above described property.

TOGETHER WITH all of Grantor's right, title and interest in and to any minerals and mineral rights of every name and nature situate on, within or beneath the above described real property, or held in conjunction with said property.

TOGETHER WITH all of Grantor's interest in range and other improvements on public lands in the BLM Allotment with supporting permits and Cooperative Agreements.

TOGETHER WITH all of Grantor's preference for grazing on the public lands in the Elko and Battle Mountain Districts, Nevada, based on the lands sold, subject to BLM approval, and subject to the existing BLM grazing systems, rules and regulations.

TOGETHER WITH all of Grantor's right, title and interest in the case of Sokol vs. Aminois et al, No. CV-R-84-278-BRT, which action is for damages for the loss of artesian flow from Indian Camp Spring, evidenced by Proof of Appropriation of Water for Irrigation, No. 03289.

RECORDED AT REQUEST OF
Frontier Title Company
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OFFICIAL RECORDS
EUREKA COUNTY, NEVADA
M.N. REBALEATI, RECORDER
File No. **98801**
FFE \$ 8.00

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