

Eureka County Share Of RPTT \$206.80 Paid

103376

GRANT, BARGAIN AND SALE DEED

DOCUMENTARY TRANSFER TAX \$ 840.95
☒ 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

THIS INDENTURE, made and entered into this 28th day of February, 1986, by and between BATTISTA TOMERA also known as BATTISTA TOMERA, JR. and GEORGE TOMERA, First Parties, and JULIAN TOMERA RANCHES, INC., STONEHOUSE DIVISION, A Nevada corporation, of Pine Valley, Carlin, Nevada 89822, 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 them in hand paid by the said Second Party, the receipt whereof is hereby acknowledged, do by these presents grant, bargain, sell, convey and confirm unto the said Second Party and to its successors and assigns forever, all that certain real property situate, lying and being in the Counties of Elko and Eureka, State of Nevada, and more particularly described as follows:

See Exhibit A attached hereto and by this reference made a part hereof.

TOGETHER with any and all buildings and improvements situate thereon.

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

EXCEPTING THEREFROM all that certain real property described on Exhibit B attached hereto and by this reference made a part hereof.

TO HAVE AND TO HOLD, all and singular, the said premises, together with the appurtenances unto the said Second Party,

and to its successors and assigns forever.

IN WITNESS WHEREOF, the said First Parties have hereunto
set their hands as of the day and year first above written.

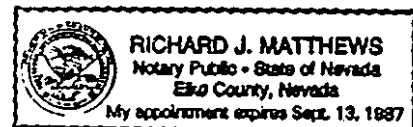
Battista Tomera
BATTISTA TOMERA aka
BATTISTA TOMERA, JR.

George Tomera
GEORGE TOMERA

STATE OF NEVADA)
) SS.
COUNTY OF ELKO)

On this 28th day of February, 1986, before me, a Notary
Public, personally appeared BATTISTA TOMERA, aka BATTISTA
TOMERA, JR., and GEORGE TOMERA, who acknowledged that they
executed the foregoing instrument.

Richard J. Matthews
NOTARY PUBLIC



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

BOOK 145 PAGE 519

All that certain real property located in Elko and Eureka Counties, Nevada, more particularly described as follows:

PARCEL 1: (ELKO COUNTY)

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

Section 13: All that portion of SE 1/4 and SW 1/4 NE 1/4 lying South of a fence line more particularly described as follows:

Commencing at the SE Corner of Section 13; thence North along the East line of said Section 1520' to Corner No. 1, the Point of Beginning. Thence North 57° 30' West, 330' along a fence to Corner No. 2; thence North 67° 00' West 2500' along a fence to Corner No. 3, a point on the West boundary of the E 1/2 of Section 13.

EXCEPTING THEREFROM all petroleum, oil, natural gas, and products derived therefrom, reserved by Southern Pacific Land Company in deed recorded October 6, 1948, in Book 56, Page 397, Official Records, Elko County, Nevada.

PARCEL 2: (ELKO COUNTY)

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

Section 1: All
Section 11: All
Section 13: All
Section 23: N 1/2; SE 1/4
Section 25: All
Section 27: SE 1/4

TOWNSHIP 30 NORTH, RANGE 53 EAST, M.D.B.&M.

Section 7: All fractional
Section 9: SW 1/4
Section 17: All
Section 19: All fractional
Section 21: All
Section 27: W 1/2 NW 1/4; SE 1/4 NW 1/4; SW 1/4; W 1/2 SE 1/4; SE 1/4 SE 1/4; and all other lands lying westerly of the ridge which runs through said Section 27.
Section 29: All

EXHIBIT A -- Page 1

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

BOOK 145 PAGE 520

BOOK 523 PAGE 647

EXCEPTING THEREFROM all petroleum, oil, natural gas and products derived therefrom, in and under said land reserved by Southern Pacific Land Company in deed recorded March 9, 1950, in Book 58, Page 22, Deed Records, Elko County, Nevada.

FURTHER EXCEPTING THEREFROM an undivided one-half (1/2) interest in and to all mineral rights in and under said land, reserved by Oscar Rudnick, Sam Rudnick and Filbert Etcheverry, a co-partnership, et al, in deed recorded November 28, 1955, in Book 69, Pages 15 and 22, Deed Records, Elko County, Nevada.

FURTHER EXCEPTING FROM SW 1/4, Section 9; E 1/2, Section 17; All; Section 21; W 1/2 NW 1/4; SE 1/4 NW 1/4; SW 1/4; W 1/2 SE 1/4; SE 1/4 SE 1/4; and all other lands lying westerly of the ridge which runs through said Section 27, all in Township 30 North, Range 53 East, one-half of all oil, gas, mineral, gravel or diatomaceous earth rights in and under said land reserved by Julian Tomera and Malfisa Tomera, husband and wife, in deed recorded January 25, 1972, in Book 158, Page 671, Official Records, Elko County, Nevada.

PARCEL 3: (ELKO COUNTY)

TOWNSHIP 32 NORTH, RANGE 52 EAST, M.D.B.&M.

Section 4: W 1/2 NE 1/4; W 1/2
Section 5: SW 1/4 SE 1/4; SE 1/4 SW 1/4; SE 1/4 SE 1/4
Section 8: W 1/2 SE 1/4; NE 1/4 SW 1/4; SE 1/4 SE 1/4;
W 1/2 NE 1/4; E 1/2 NW 1/4; E 1/2 NE 1/4; NE
1/4 SE 1/4
Section 10: SW 1/4 NE 1/4
Section 14: SW 1/4 NW 1/4; NE 1/4 SW 1/4
Section 24: SW 1/4 SW 1/4

EXCEPTING FROM all of Parcel 3 except W 1/2 NE 1/4; W 1/2, Section 4; SW 1/4 SE 1/4; SE 1/4 SW 1/4, Section 5 and W 1/2 SE 1/4; NE 1/4 SW 1/4; SE 1/4 SE 1/4; W 1/2 NE 1/4; E 1/2 NW 1/4, Section 8, Township 32 North, Range 52 East, an undivided one-half (1/2) interest in and to all Grantors right, title and interest in and to all coal, oil, gas and other minerals of every kind and nature whatsoever in and under said land, reserved by Allen T. Griffin and Dorothy Griffin, husband and wife, et al, in deed recorded April 29, 1969, in Book 109, Page 68, Official Records, Elko County, Nevada.

FURTHER EXCEPTING FROM all of Parcel 3, except W 1/2 NE 1/4; W 1/2, Section 4; SW 1/4 SE 1/4, Section 5 and W 1/2 SE 1/4; NE 1/4 SW 1/4; SE 1/4 SE 1/4; W 1/2 NE 1/4; E 1/2 NW 1/4, Section 8, Township 32 North, Range 52 East, an undivided one-half (1/2) interest in and to all the Grantors right, title and interest in and to all mineral rights, oil and gas in and under said land, reserved by Melvin R. Jones and Rachel S. Jones, husband and wife, in deed recorded May 1, 1979, in Book 291, Page 78, Official Records, Elko County, Nevada.

EXHIBIT A — Page 2

FURTHER EXCEPTING FROM SE 1/4 SW 1/4; SW 1/4 NE 1/4, of Section 4 and the SE 1/4 SE 1/4; NE 1/4 SE 1/4 of Section 8, Township 32 North, Range 52 East, that portion of said land conveyed to the State of Nevada by deeds recorded October 21, 1954, in Book 66, Pages 446 and 449, Deed Records, Elko County, Nevada.

FURTHER EXCEPTING FROM the NE 1/4 of Section 4, Township 32 North, Range 52 East, that certain parcel of land conveyed to Melvin R. Jones and Rachel S. Jones, husband and wife, by deed recorded February 22, 1982, in Book 383, Page 316, Official Records, Elko County, Nevada, more particularly described as follows:

Commencing at the northwest corner of said Section 4, thence South 89°47'00" East 3942.58 feet along the north line of said Section 4 to Corner No. 1, the true point of beginning being on the easterly right-of-way of Nevada State Route No. 278,

thence South 3°40'04" East 1221.02 feet along the easterly right-of-way of Nevada State Route No. 278 to Corner No. 2,

thence from a tangent bearing South 3°40'04" East, on a curve to the left with a radius of 453.54 feet, through a central angle of 36°08'48", for an arc length of 286.13 feet along the said easterly right-of-way of Nevada State Route No. 278 to Corner No. 3, being on the northwesterly right-of-way of the Western Pacific Railroad,

thence North 38°07'46" East 1874.91 feet along the said northwesterly right-of-way of the Western Pacific Railroad to Corner No. 4,

thence North 89°47'00" West 1340.01 feet along the north line of said Section 4 to Corner No. 1, the point of beginning.

PARCEL 4: (ELKO COUNTY)

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

Section 2: Lots 1, 2, 3 and 4; S 1/2 N 1/2; S 1/2
Section 11: All

Those portions of Sections 1 and 12, Township 31 North, Range 52 East, lying westerly of a fence line more particularly described as follows:

Beginning at the NE Corner of Section 1, T. 31 N., R. 52 E.; thence South 9°30' W., 925.00'; thence South 34°30' W., 3565.00'; thence South 16°00' W., 5105.00'; thence South 395.00' to a point 1300' East of the Southwest corner to Section 12, T. 31 N., R. 52 E.

EXCEPTING FROM said land an undivided one-half (1/2) interest in and to all coal, oil, gas and petroleum products of every name

and nature whatsoever in and under said land, reserved by Mildred D. McBride, a widow, in deeds recorded October 20, 1955, in Book 68, Pages 436 and 441, Deed Records, Elko County, Nevada.

FURTHER EXCEPTING THEREFROM all of Grantors right, title and interest in and to all coal, oil, gas and other minerals of every kind and nature whatsoever in and under said land, reserved by C. H. Jackson, Jr., and Ann G. Jackson, husband and wife, a co-partnership, doing business under the firm name and style of Petan Company, in deed recorded January 23, 1969, in Book 105, Page 647, Official Records, Elko County, Nevada.

FURTHER EXCEPTING FROM all of Sections 2 and 12, Township 31 North, Range 52 East, M.D.B.&M., all uranium, thorium, or any other material which is or may be determined to be peculiarly essential to the production of fissionable materials, reserved by the United States of America, in Patent recorded November 30, 1949, in Book 8, Page 448, Patent Records, Elko County, Nevada.

PARCEL 5: (ELKO COUNTY)

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

Section 3: E 1/2 NE 1/4
Section 5: N 1/2 NE 1/4

TOWNSHIP 32 NORTH, RANGE 52 EAST, M.D.B.&M.

Section 1: W 1/2
Section 9: All
Section 11: All
Section 13: All
Section 21: All
Section 23: All
Section 33: N 1/2
Section 35: All

EXCEPTING THEREFROM an undivided one-half (1/2) interest in and to all of the right, title and interest of the Grantors, in and to coal, oil, gas and other minerals of every kind and nature reserved by Pete Elia and Leonie Elia, husband and wife, in deed recorded October 11, 1956, in Book 70, Page 438, Deed Records, Elko County, Nevada.

FURTHER EXCEPTING THEREFROM one-half of all oil, gas, minerals, gravel or diatomaceous earth rights in and under said land reserved by Julian Tomera and Malfisa Tomera, husband and wife, in deed recorded January 25, 1972, in Book 158, Page 671, Official Records, Elko County, Nevada

PARCEL 6: (ELKO COUNTY)

TOWNSHIP 32 NORTH, RANGE 52 EAST, M.D.B.&M.

Section 4: Lot 1 (NE 1/4 NE 1/4); SE 1/4 NE 1/4; SE 1/4
Section 14: E 1/2; N 1/2 NW 1/4; SE 1/4 NW 1/4; W 1/2 SW
1/4; SE 1/4 SW 1/4
Section 15: All
Section 16: All
Section 20: E 1/2; SW 1/4 SW 1/4; E 1/2 SW 1/4
Section 26: All
Section 28: All

EXCEPTING THEREFROM all minerals deposits in and under said land reserved by the United States of America, in Patent recorded May 10, 1967, in Book 81, Page 677A, Official Records, Elko County, Nevada.

FURTHER EXCEPTING FROM all of Section 15, Township 32 North, Range 52 East, all of the minerals and mineral ores of every kind and character including all petroleum, oil, natural gas and products derived therefrom in and under said land reserved by Southern Pacific Land Company in deed recorded December 29, 1952, in Book 62, Page 379, Deed Records, Elko County, Nevada.

FURTHER EXCEPTING FROM the NE 1/4 of Section 4, Township 32 North, Range 52 East that certain parcel of land conveyed to Melvin R. Jones and Rachel S. Jones, husband and wife, by deed recorded February 22, 1982, in Book 383, Page 316, Official Records, Elko County, Nevada, more particularly described as follows:

Commencing at the northwest corner of said Section 4, thence South $89^{\circ}47'00''$ East 3942.58 feet along the north line of said Section 4 to Corner No. 1, the true point of beginning being on the easterly right-of-way of Nevada State Route No. 278,

thence South $3^{\circ}40'04''$ East 1221.02 feet along the easterly right-of-way of Nevada State Route No. 278 to Corner No. 2,

thence from a tangent bearing South $3^{\circ}40'04''$ East, on a curve to the left with a radius of 453.54 feet, through a central angle of $36^{\circ}08'48''$, for an arc length of 286.13 feet along the said easterly right-of-way of Nevada State Route No. 278 to Corner No. 3, being on the northwesterly right-of-way of the Western Pacific Railroad,

thence North $38^{\circ}07'46''$ East 1874.91 feet along the said northwesterly right-of-way of the Western Pacific Railroad to Corner No. 4,

thence North $89^{\circ}47'00''$ West 1340.01 feet along the north line of said Section 4 to Corner No. 1, the point of beginning.

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

BOOK 145 PAGE 524 EXHIBIT A -- Page 5

BOOK 523 PAGE 651

PARCEL 7: (ELKO COUNTY)

TOWNSHIP 33 NORTH, RANGE 52 EAST, M.D.B.&M.

Section 33: A parcel of land located in the S 1/2 SW 1/4, more particularly described as follows:

Commencing at the SW corner of said Section 33, thence S. $89^{\circ}47'00''$ E., 1094.97 feet along the southerly line of said Section 33 to corner No. 1, the true point of beginning, being on the southeasterly right-of-way of the Southern Pacific Railroad,

thence N. $62^{\circ}23'41''$ E., 1561.10 feet along said Southern Pacific right-of-way to Corner No. 2,

thence from a tangent bearing N. $62^{\circ}23'41''$ E., on a curve to the left, with a radius of 2952.49 feet through a central angle of $90^{\circ}58'23''$, for an arc length of 513.92 feet along the said southeasterly right-of-way of the Southern Pacific Railroad to Corner No. 3, being a point in the existing Humboldt River,

thence S. $14^{\circ}22'44''$ W., 1038.27 feet along the existing Humboldt River to Corner No. 4, being on the said southerly line of said Section 33,

thence N. $89^{\circ}47'00''$ W., 1558.00 feet along the southerly line of said Section 33 to Corner No. 1, the point of beginning.

EXCEPTING THEREFROM all oil, oil rights, mineral rights, natural gas rights and other hydrocarbons, by whatsoever name known, together with all geothermal steam and steam power in and under said land reserved by Occidental Land, Inc., formerly known as Occidental Petroleum Land and Development Corporation, in deed recorded January 20, 1976, in Book 224, Page 526, Official Records, Elko County, Nevada.

PARCEL 8: (ELKO AND EUREKA COUNTIES)

TOWNSHIP 32 NORTH, RANGE 52 EAST, M.D.B.&M.

Section 17: All that portion lying easterly of the easterly boundary line of the Western Pacific Railway Company's right-of-way.

Section 20: That portion of W 1/2 NW 1/4; NW 1/4 SW 1/4 lying easterly of the easterly boundary line of the Western Pacific Railway Company's right-of-way.

LAW OFFICES
BILYEU AND MATTHEWS
CHARTERED
PROFESSIONAL CENTER
ELKO, NEVADA 89601

BOOK 145 PAGE 525

EXHIBIT A -- Page 6

BOOK 523 PAGE 652

EXCEPTING THEREFROM that portion of said land conveyed to the State of Nevada by deed recorded October 21, 1954, in Book 66, Page 449, Deed Records, Elko County, Nevada, and November 12, 1954, in Book 24, Page 378, Deed Records, Eureka County, Nevada.

FURTHER EXCEPTING THEREFROM an undivided one-half 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 land, reserved by Allen T. Griffin, et al, in deed recorded April 29, 1969, in Book 109, Page 68, Official Records, Elko County, Nevada, and in Book 28, Page 537, Official Records, Eureka County, Nevada.

FURTHER EXCEPTING THEREFROM all of the Grantors interest in and to all mineral interest, coal, oil, gas and other minerals of every kind and nature whatsoever including geothermal, in and under said land reserved by Melvin R. Jones and Rachel S. Jones, husband wife, in deeds recorded February 22, 1982, in Book 383, Page 312, Official Records, Elko County, Nevada, and recorded March 10, 1982, in Book 101, Page 44, Official Records, Eureka County, Nevada.

PARCEL 9: (EUREKA COUNTY)

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

Section 1: That portion lying easterly and northerly of the center line of Nevada State Highway 51, as the same is now constructed.

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

FURTHER EXCEPTING THEREFROM an undivided one-half interest in and to any and all other mineral rights reserved by Eureka Livestock Company, a co-partnership, et al, in deed recorded November 20, 1963, in Book 27, Page 76, Deed Records, Eureka County, Nevada.

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

Section 6: That portion of the SE 1/4 SW 1/4 lying northerly of the center line of Nevada State Highway 51 as the same is now constructed.

Section 7: That portion lying easterly and northerly of the center line of Nevada State Highway 51 as the same is now constructed.

Section 17: That portion of the W 1/2 lying easterly and northerly of the center line of Nevada State Highway 51 as the same is constructed.

Section 18: That portion of the E 1/2 NE 1/4 and NE 1/4 SE 1/4 lying easterly and northerly of the center line of Nevada State Highway 51 as the same is now constructed.

FURTHER EXCEPTING FROM all of Parcel 9 an undivided one-half of Grantors right, title and interest of all mineral rights in and under said land reserved by Melvin R. Jones and Rachel S. Jones, husband and wife, in deed recorded March 31, 1979, in Book 70, Page 331, Official Records, Eureka County, Nevada.

PARCEL 10: (EUREKA COUNTY)

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

Section 5: All
Section 8: All
Section 9: All
Section 16: W 1/2 NW 1/4

EXCEPTING THEREFROM those portions of said land conveyed to Roy Shurtz and Lisa Shurtz, husband and wife, by deed recorded March 14, 1979, in Book 69, Page 259, Official Records, Eureka County, Nevada, more particularly described as follows:

The SW 1/4 of Section 5, and those portions of the N 1/2 and the SE 1/4 of Section 5, Section 8, the W 1/2 of Section 9, and the W 1/2 NW 1/4 of Section 16, all in Township 30 North, Range 52 East, lying westerly of the Nevada State Highway No. 51.

Also a portion of land in the NE 1/4 NE 1/4 of Section 8 and the W 1/2, Section 9, T. 30 N., R. 52 E., M.D.B.&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.B.&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°44'13" E., 973.27 feet to Corner No. 3, a 6-foot steel fence post,

thence S. 31°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°20'48" W., on a curve to the right, with a radius of 3900 feet, through a central angle of 10°53'10", an arc distance of 740.99 feet to Corner No. 5,

thence continuing along said right-of-way N. 7°32'22" E., 515.24 feet to Corner No. 6,

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

thence continuing along said right-of-way N. 12°51'48" W., 1055.56 feet to Corner No. 1, the point of beginning.

Section 27: W 1/2

EXCEPTING FROM all of Parcel 10 except Section 8 and the W 1/2 NW 1/4 of Section 16, Township 30 North, Range 52 East, all petroleum, oil, natural gas and products derived therefrom in and under said land, reserved by Southern Pacific Land Company in deed recorded March 9, 1950, in Book 24, Page 42, Deed Records, Eureka County, Nevada.

FURTHER EXCEPTING FROM all of Parcel 10 except Section 8 and the W 1/2 of Section 16, Township 30 North, Range 52 East, an undivided one-half interest of all of the Grantors right, title and interest in and to all mineral rights in and under said land reserved by Oscar Rudnick, et al, in deed recorded November 4, 1955, in Book 24, Page 478, Deed Records, Eureka County, Nevada.

PARCEL 11: (EUREKA COUNTY)

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

Section 5: N 1/2 NW 1/4

TOWNSHIP 32 NORTH, RANGE 52 EAST, M.D.B.&M.

Section 29: All

Section 31: N 1/2

EXCEPTING THEREFROM an undivided one-half interest of all of the Grantors, right, title and interest in and to coal, oil and other minerals of every kind and nature whatsoever in and under said land reserved by Pete Elia and Leonie Elia, husband and wife, in deed recorded October 24, 1956, in Book 25, Page 66, Deed Records, Eureka County, Nevada.

FURTHER EXCEPTING THEREFROM an undivided one-half interest in and to all oil, gas, mineral, gravel or diatomaceous earth rights in and under said land reserved by Julian Tomera and

Malfisa Tomera, husband and wife, in deed recorded February 22, 1972, in Book 41, Page 402, Official Records, Eureka County, Nevada.

EXCEPTING FROM all of the above described Parcels, all lands lying within the boundaries of the Southern Pacific Railroad and the Western Pacific Railroad rights-of-way.

TOGETHER with all buildings, fences, and other improvements thereon;

TOGETHER with all and singular the tenements, hereditaments, easements and appurtenances thereunto belonging or in anywise appertaining, and the reversions, remainders, rents, issues and profits thereof;

TOGETHER with all springs, wells, water, water rights and stockwater rights applied for, appropriated for, appurtenant to or decreed to said lands, or any portion thereof; all such water and water rights; all dams, ditches, diversions, licenses, easements, pipelines, structures, measuring devices, headgates, culverts, ponds and reservoirs; all easements, devices and controls used to apply such water and water rights to beneficial use and for the repair, cleaning, replacement and maintenance of any or all of such facilities and improvements by the use of modern equipment, facilities, troughs, tanks, pump reservoirs, ponds and other stockwater improvements on said lands.

TOGETHER with all water rights decreed to said lands or any portion thereof pursuant to the Decree entered in Case Number 2804 in the Sixth Judicial District Court of the State of Nevada, in and for the County of Humboldt entitled "In the Matter of the Determination of the Relative Rights of Claimants and Appropriates of the Waters of the Humboldt River System and Tributaries". Proof Number 00223, Proof Number 00225 and Proof Number 00226 as set out in the Blue Book edition of "The Humboldt River Adjudication - 1923-1938".

TOGETHER with all springs, wells, water rights and stockwater rights used in conjunction with the public lands.

TOGETHER with all grazing or agricultural leases with the Southern Pacific Land Company and/or Southern Pacific Transportation Company.

TOGETHER with any and all rights, privileges, preferences, licenses, leases and permits to graze livestock upon the public lands administered by the United States Department of the Interior, Bureau of Land Management, based upon, appurtenant to or used in connection with the real property or any portion thereof.

TOGETHER with an undivided one-half interest of all Grantors' right, title, interest and estate in and to all coal, oil, oil

shales, gas and minerals which shall include barium sulfate, uranium and fissionable materials, rare earths and also clays, sand, gravel, stone and base materials, and geothermal resources of every kind, nature and description and their by-products, existing upon, beneath or within the above-described lands or any portion thereof with all royalties, rents and other consideration for such right, title, interest and estate reserved and all leases and other disposal thereof, including the right to use so much of the surface thereof and the subsurface thereof as may be reasonably required to prospect for, locate, develop, mine, drill, extract, produce, process, utilize, sell, market, remove and transport the same.

RESERVING, HOWEVER, to Grantors an undivided one-half interest of all right, title, interest and estate in and to all coal, oil, oil shales, gas and minerals which shall include barium sulfate, uranium and fissionable materials, rare earths and also clays, sand, gravel, stone and base materials, and geothermal resources of every kind, nature and description and their by-products, existing upon, beneath or within the above-described lands or any portion thereof with all royalties, rents and other consideration for such right, title, interest and estate reserved and all leases and other disposal thereof, including the right to use so much of the surface thereof and the subsurface thereof as may be reasonably required to prospect for, locate, develop, mine, drill, extract, produce, process, utilize, sell, market, remove and transport the same.

A parcel of land located in Section 4, T. 32 N., R. 52 E., M.D.B.&M., Elko County, Nevada, more particularly described as follows:

Commencing at the NW corner of said Section 4, thence S $89^{\circ}47'00''$ E 1095.12 feet along the north line of said Section 4 to Corner No. 1, the true point of beginning,

thence continuing S $89^{\circ}47'00''$ E 2747.15 feet along the north line of said Section 4 to Corner No. 2, being a point on the westerly line of Nevada State Highway 278,

thence S. $3^{\circ}40'04''$ E 1706.23 feet along the said westerly line of State Highway 278 to Corner No. 3, being a point on the northwesterly line of the Western Pacific Railroad,

thence S $38^{\circ}16'33''$ W 1206.63 feet, more or less, along the said northwesterly line of the Western Pacific Railroad to Corner No. 4, a point on the east-west quarter Section line of said Section 4,

thence west 63.69 feet more or less along the east-west quarter Section line of said Section 4, being the said northwesterly line of the Western Pacific Railroad to Corner No. 5,

thence S $38^{\circ}16'33''$ W 609.35 feet more or less along the said northwesterly line of the Western Pacific Railroad to Corner No. 6,

thence N $60^{\circ}37'21''$ W 1337.86 feet to Corner No. 7,

thence N $67^{\circ}57'53''$ W 271.59 feet to Corner No. 8,

thence N $41^{\circ}22'16''$ W 1284.46 feet to Corner No. 9,

thence N $26^{\circ}01'02''$ E 135.84 feet to Corner No. 10,

thence N $34^{\circ}59'30''$ W 671.15 feet to Corner No. 11, being a point on the southeasterly line of the Southern Pacific Railroad,

thence from a tangent bearing N $35^{\circ}10'14''$ E on a curve to the right along the said southeasterly line of the Southern Pacific Railroad having a radius of 2091.83 feet through a central angle of $27^{\circ}13'27''$ for an arc length of 993.94 feet to Corner No. 12,

thence N $62^{\circ}23'41''$ E 207.05 feet along the said southeasterly line of the Southern Pacific Railroad to Corner No. 1, the true point of beginning containing 191.02 acres more or less.

This parcel is subject to all rights of way and easements existing or of record.

EXHIBIT B-- Page 1

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

BOOK 145 PAGE 531

BOOK 523 PAGE 658

A parcel of land being portions of Sections 4, 8, 9, 16 and 17, T 32 N, R 52 E, M.D.B.&M., Elko County, Nevada, more particularly described as follows:

Beginning at the SE corner of said Section 17, being Corner No. 1, the true point of beginning,

thence N $0^{\circ}05'22''$ E 1970.22 feet along the easterly line of said Section 17 to Corner No. 2, being a point on an existing fence,

thence N $36^{\circ}52'08''$ E 858.53 feet along an existing fence to Corner No. 3,

thence N $36^{\circ}34'50''$ E 2168.21 feet along an existing fence to Corner No. 4,

thence N $36^{\circ}55'34''$ E 736.76 feet along an existing fence to Corner No. 5,

thence N $17^{\circ}13'35''$ E 5499.29 feet along an existing fence to Corner No. 6,

thence N $17^{\circ}48'21''$ E 2658.50 feet along an existing fence to Corner No. 7,

thence N $68^{\circ}16'07''$ W 685.31 feet along an existing fence to a point on the easterly R/W line of Nevada State Route 278, being Corner No. 8,

thence from a tangent bearing S $25^{\circ}28'39''$ W on a curve to the right having a radius of 1700.00 feet through a central angle of $22^{\circ}10'27''$ for an arc length of 657.92 feet along the said easterly Highway R/W to Corner No. 9,

thence S $47^{\circ}39'06''$ W 1396.37 feet along the said easterly Highway R/W to Corner No. 10,

thence N $0^{\circ}07'46''$ W 135.03 feet along the said easterly Highway R/W to Corner No. 11,

thence S $47^{\circ}39'06''$ W 531.94 feet along the said easterly Highway R/W to Corner No. 12,

thence from a tangent bearing S $47^{\circ}39'06''$ W on a curve to the left through a central angle of $22^{\circ}17'10''$ for an arc length of 933.52 feet along the said easterly Highway R/W to Corner No. 13,

thence S $25^{\circ}21'56''$ W 8649.59 feet along the said easterly Highway R/W to Corner No. 14,

thence N $2^{\circ}23'28''$ W 107.36 feet along the said easterly Highway R/W to Corner No. 15,

thence S $25^{\circ}21'56''$ W 3188.92 feet along the said easterly

Highway R/W to a point on the south line of said Section 17 being Corner No. 16,

thence easterly +3384.93 feet to Corner No. 1, the point of beginning containing 765.58 acres more or less.

This parcel is subject to all easements, leases and rights-of-way existing or of record.

All that certain real property situate in the County of Eureka, State of Nevada, more particularly described as follows:

TOWNSHIP 32 NORTH, RANGE 52 EAST, M.D.B.&M.

Section 20: That portion of W1/2 NW1/4; NW1/4 SW1/4 lying easterly of the easterly boundary line of the Western Pacific Railway Company's right-of-way.

EXCEPTING THEREFROM that portion of said land conveyed to the State of Nevada by Deed recorded October 21, 1954, in Book 66, Page 449, Deed Records, Elko County, Nevada, and November 12, 1954, in Book 24, Page 378, Deed Records, Eureka County, Nevada.

FURTHER EXCEPTING THEREFROM an undivided one-half 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 land, reserved by Allen T. Griffin, et al, in Deed recorded April 19, 1969, in Book 109, Page 68, Official Records, Elko County, Nevada, and in Book 28, Page 537, Official Records, Eureka County, Nevada.

RECORDED AT REQUEST OF
Richard J. Matthews, Clerk.
BOOK 145 PAGE 518

86 JUN 23 A 8:29

OFFICIAL RECORDS
ELKO COUNTY, NEVADA
JERRY D. REYNOLDS
FILE NO. 103378
FEE \$ 20.00

215462

EXHIBIT B-- Page 3

BOOK 145 PAGE 533

LAW OFFICES
BILTEU AND MATTHEWS
CHARTERED
PROFESSIONAL CENTER
ELKO, NEVADA 89601

420.00 215462
RECORDED BY
FILED FOR RECORD
AT REQUEST OF

RICHARD J. MATTHEWS
86 MAY 16 11:41

INDEXED

523 645
RECORDED BY
JERRY D. REYNOLDS
ELKO CO. RECORDER

BOOK 523 PAGE 660