

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made and entered into this 10th day of December, 1985, by and between JULIAN TOMERA RANCHES, INC., a Nevada corporation, first Party, and JULIAN TOMERA RANCHES, INC., STONEHOUSE DIVISION, a Nevada corporation, of Wayback, Elko, Nevada, Second Party:

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, 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 its successors and assigns forever, all that certain real property situate, lying and being in the Counties of Eureka and Elko, State of Nevada, and more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein by reference.

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 Party has hereunto set its hand as of the day and year first above written.

JULIAN TOMERA RANCHES, INC.
a Nevada corporation

By Julian Tomera
JULIAN TOMERA, President

DOCUMENTARY TRANSFER TAX \$ 1153.50 N.
☐ 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 A. Matthews
 SECRETARY OF DEPARTMENT OF AGENT
 DETERMINING TAX-PAYOR NAME

LAW OFFICES
 SHYER AND MATTHEWS
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 ELKO, NEVADA 89801

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EX 516 4646

STATE OF NEVADA
COUNTY OF ELKO

)
) SS.
)

On this 16th day of December, 1985, before me, a Notary Public, personally appeared JULIAN TOMERA, President of JULIAN TOMERA RANCHES, INC., a Nevada corporation, who acknowledged that he executed the foregoing instrument on behalf of said corporation.

LOIS E. MYERS
Notary Public - State of Nevada
Elko County, Nevada
My appointment expires Sept. 12, 1987

Lois E. Myers
NOTARY PUBLIC

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EXHIBIT A

PARCEL 1:

TOWNSHIP 30 NORTH, RANGE 51 EAST, M.D.B. 6M.

Section 1:	All (Fractional)
Section 2:	All (Fractional)
Section 3:	All
Section 4:	Lots 1, 2, 3; SE1/4NW1/4; SE1/4; S1/2NE1/4
Section 10:	All
Section 11:	All
Section 12:	All
Section 13:	All
Section 14:	All
Section 15:	All

TOWNSHIP 30 NORTH, RANGE 52 EAST, M.D.B. 6M.

Section 5:	SW1/4; Those portions of the N1/2 and the SE1/4 lying westerly of Nevada State Highway No. 51.
Section 6:	All
Section 7:	All that portion lying westerly of Nevada State Highway No. 51.
Section 8:	All that portion lying westerly of Nevada State Highway No. 51.
Section 9:	That portion of the W1/2 lying westerly of Nevada State Highway No. 51.
Section 16:	That portion of the W1/2NW1/4 lying westerly of Nevada State Highway No. 51.
Section 17:	All
Section 18:	E1/2; Lots 1, 2, 3 & 4; E1/2W1/2

A parcel of land in the NE1/4NE1/4, Section 8 and the W1/2, 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 to 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-inch 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 of 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.

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

Section 33: All
Section 35: All

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

Section 31: All
Section 32: All

SE1/4SE1/4 lying westerly of Nevada
State Highway No. 51.
WI/2; WI/2SE1/4; That portion of the

EXCEPTING FROM Parcel 1 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 W1/4 corner of said Section 10, thence S. 66° 23' 42" E., 9096.97 feet to Corner No. 1, the Point of Beginning.

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

A parcel of land located in the SW1/4SW1/4, Section 11, Township 32 North, Range 54 East, M.D.B. & M., more particularly described as follows:

Beginning at Corner No. 1, being the SW Corner of said Section 11;

thence Northerly along the West line of said Section 11, 100.00 feet to Corner No. 2;

thence Southeastery 141.00 feet, more or less, to Corner No. 3, being a point on the South line of said Section 11;

thence Westerly along the said South line of said Section 11, 100.00 feet to Corner No. 1, the point of beginning.

A parcel of land located in the SW1/4SW1/4, Section 11, Township 32 North, Range 54 East, M.D.B. & M., more particularly described as follows:

Beginning at Corner No. 1, being the SW Corner of said Section 11;

thence Northerly along the West line of said Section 11, 100.00 feet to Corner No. 2;

thence Southeastery 141.00 feet, more or less, to Corner No. 3, being a point on the South line of said Section 11;

thence Westerly along the said South line of Section 11, 100.00 feet to Corner No. 1, the point of beginning.

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LAS VEGAS, NEVADA 89101

TOWNSHIP 33 NORTH, RANGE 54 EAST, M.D.B. 5M.

A parcel of land located in the SW1/4SW1/4, Section 23, Township 33 North, Range 54 East, M.D.B. 5M., more particularly described as follows:

Beginning at Corner No. 1, being the SW Corner of said Section 23;

thence Northerly along the West line of said Section 23, 100.00 feet to Corner No. 2;

thence Southeastly 141.00 feet, more or less, to Corner No. 3, being a point on the South line of said Section 23;

thence Westerly along the said South line of Section 23, 100.00 feet to Corner No. 1, the point of beginning.

A parcel of land located in the SE1/4SE1/4, Section 23, Township 33 North, Range 54 East, M.D.B. 5M., more particularly described as follows:

Beginning at Corner No. 1, being the SE Corner of said Section 23;

thence Northerly along the East line of said Section 23, 100.00 feet to Corner No. 2;

thence Southwestly 141.00 feet, more or less, to Corner No. 3, being a point on the South line of said Section 23;

thence Easterly along the said South line of Section 23, 100.00 feet to Corner No. 1, the point of beginning.

A parcel of land located in the SW1/4SW1/4, Section 25, Township 33 North, Range 54 East, M.D.B. 5M., more particularly described as follows:

Beginning at Corner No. 1, being the SW Corner of said Section 25;

thence Northerly along the West line of said Section 25, 100.00 feet to Corner No. 2;

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Section 13: All that portion of the NE1/4 and NW1/4 and NW1/4 lying north of a fence line described as follows:

Starting at the N.E. Corner of Section 1, Township 31 North, Range 52 East, thence S. 9° 30' W., 925 feet; thence S. 34° 30' W., 3,565 feet; thence S. 16° 00' W., 5,105 feet; thence S. 395 feet to a point 1,300 feet East of the S. W. Corner of Section 12, Township 31 North, Range 52 East.

Those portions of Sections 1 and 12, Township 31 North, Range 52 East, M.D.B.&M., lying easterly of a fence line lying in Sections 1 and 12, Township 31 North, Range 52 East, M.D.B.&M., and more particularly described as follows:

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

Section 9: NW1/4

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

PARCEL 2:

thence Easterly along the said South line of Section 27, 100.00 feet to Corner No. 1, the point of beginning.

Section 27: thence Southwesterly 141.00 feet, more or less, to Corner No. 3, being a point on the South line of said Section 27;

thence Northerly along the East line of said Section 27, 100.00 feet to Corner No. 2;

Section 27: Beginning at Corner No. 1, being the SE Corner of said

A parcel of land located in the SE1/4SE1/4, Section 27, Township 33 North, Range 54 East, M.D.B.&M., more particularly described as follows:

thence Westerly along the said South line of said Section 25, 100.00 feet to Corner No. 1, the point of beginning.

Section 25: thence Southeastery 141.00 feet, more or less, to Corner No. 3, being a point on the South line of said

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Commencing at the SE corner of Section 13, thence north along the east line of said section, a distance of 1,520 feet to Corner No. 1, the point of beginning;

thence N. 57° 30' W., a distance of 330 feet along a fence to Corner No. 2;

thence N. 67° 00' W., a distance of 2,500 feet, more or less, along a fence to Corner No. 3, a point on the west boundary of E1/2 of Section 13, Township 31 North, Range 52 East, M.D.B. & M.

TOWNSHIP 31 NORTH, RANGE 53 EAST, M.D.B. & M.

Section 1:	A11
Section 3:	A11
Section 5:	A11
Section 6:	A11
Section 7:	A11
Section 8:	A11
Section 9:	A11
Section 10:	A11
Section 11:	A11
Section 12:	SW1/4SW1/4; SE1/4SW1/4; S1/2SE1/4
Section 13:	A11
Section 14:	A11
Section 15:	A11
Section 16:	A11
Section 17:	A11
Section 18:	Lots 1, 3 and 4
Section 22:	NE1/4
Section 23:	N1/2N1/2

TOWNSHIP 32 NORTH, RANGE 54 EAST, M.D.B. & M.

Section 3:	A11
Section 9:	A11
Section 27:	A11
Section 29:	A11
Section 31:	A11
Section 33:	A11

TOWNSHIP 33 NORTH, RANGE 54 EAST, M.D.B. & M.

Section 21:	A11
Section 33:	A11

TOGETHER with any and all buildings and improvements situate thereon.

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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.

TOGETHER with any and all water rights and grazing rights connected therewith or appurtenant thereto.

RESERVING FROM PARCEL 2, HOWEVER, all right, title and interest in and to coal, oil, gas and in and to all minerals of every kind or nature whatsoever existing upon or beneath the surface of or within said lands, including the right to use or consume so much of the surface thereof as is reasonably necessary in prospecting for, locating, extracting, producing or mining, including open-pit mining, or transporting said hydrocarbons or minerals or any by-products thereof; the foregoing right, title and interest is subject to and conditioned upon, however, the duty to compensate for the use or consumption of the surface or to interference with other surface uses, if any, based upon fair market values thereof.

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