

DOCUMENTARY TRANSFER TAX \$ 1.10
☒ 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 Lander Co.
Delores D. Orlton
FIRST AMERICAN TITLE COMPANY
SIGNATURE OF DECLARANT OR AGENT
DETERMINING TAB-PAGE NAME

DOCUMENTARY TRANSFER TAX \$ 9.44 96
☒ 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 Eureka Co.
Delores D. Orlton
FIRST AMERICAN TITLE COMPANY
SIGNATURE OF DECLARANT OR AGENT
DETERMINING TAB-PAGE NAME

**GRANT, BARGAIN AND SALE DEED
119248**

THIS INDENTURE, made and entered into as of the 10th day of June, 1988, by and between JOHN M. FILIPPINI, BILLIE I. FILIPPINI, JOHN W. FILIPPINI, and JAMES H. FILIPPINI, a partnership, doing business as DEAN RANCH, of the County of Lander, State of Nevada, First Parties, and MAYNARD ALVES, of Fallon, Nevada, 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 money of the United States of America, to them in hand paid by the said Second Party, and other good and valuable consideration, receipt whereof is hereby acknowledged, do by these presents grant, bargain, sell and convey unto the said Second Party, and to his heirs and assigns, all that certain real property situate in the Counties of Eureka and Lander, 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 the real property the subject hereof.)

TOGETHER WITH all improvements situate thereon.

WILSON AND BARROWS, LTD.
ATTORNEYS AT LAW
P. O. BOX 388
ELKO, NEVADA 89801-0388

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TOGETHER WITH all waters, water rights, rights to the use of water, dams, ditches, canals, pipelines, reservoirs and all other means for the diversion or use of waters appurtenant to the said property or any part thereof, or used or enjoyed in connection therewith, and together with all stockwatering rights used or enjoyed in connection with the use of any of said lands, included but not limited to the following Water Applications and Proofs:

PROOFS

01515
01545
04462

APPLICATIONS

4161	6566
6853	8706
8707	8708
11450	11451
11589	13235
13236	13238
12329	13240
13241	13243
13409	13427
16830	16911
17313	17314
17315	17622
17623	28108
28109	28110
28111	28112
29957	29958
30782	30784
48686	48687
48688	48689
48841	49266
49267	49594

TOGETHER WITH Federal grazing privileges consisting of approximately 11,367 AUMs of active use in the South Buckhorn Allotment, and in the Argenta, Carico Lake, Grass Valley, and JD Allotments.

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.

RESERVING unto Grantors all mineral rights distributed unto Grantors by and through that Decree of Distribution in the matter of the Estate of DAN FILIPPINI, Deceased, No. 3622, recorded December 8, 1987 in Book 303, Official Records, page 311, Lander County Recorder's Office, Battle Mountain, Nevada, and recorded December 9, 1987 in Book 169, Official Records, page 594, Eureka County Recorder's Office, Eureka, Nevada.

TO HAVE AND TO HOLD the said premises, together with the appurtenances, unto the said Second Party, and to his successors and assigns forever.

IN WITNESS WHEREOF, the said First Parties have caused this Deed to be executed, all as of the day and year first hereinabove written.

DEAN RANCH,
a partnership

By

John M. Filippini
JOHN M. FILIPPINI

Billie I. Filippini
BILLIE I. FILIPPINI

James H. Filippini
JAMES H. FILIPPINI

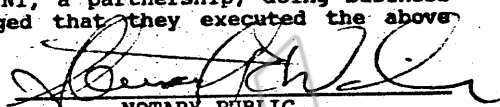
John W. Filippini
JOHN W. FILIPPINI

WILSON AND BARROWS, LTD.
ATTORNEYS AT LAW
P. O. BOX 369
ELKO, NEVADA 89601-0369

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

On June 10, 1988, personally appeared before me, a Notary Public, JOHN M. FILIPPINI, BILLIE I. FILIPPINI, JAMES H. FILIPPINI, and JOHN W. FILIPPINI, a partnership, doing business as DEAN RANCH, who acknowledged that they executed the above instrument.



NOTARY PUBLIC



STEWART R. WILSON
Notary Public, State of Nevada
Appointment Expires 12/21/91

Mailing address for Grantee:

Edward D. Nino, Trustee
1840 The Alameda
San Jose, CA 95126

88060301.nsb

WILSON AND BARROWS, LTD.
ATTORNEYS AT LAW
P. O. BOX 599
ELKO, NEVADA 89601-0599

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EXHIBIT "A"
DESCRIPTION

All that certain lot, piece or parcel of land situate in the Counties of Eureka and Lander, State of Nevada more particularly described as follows:

PARCEL 1

TOWNSHIP 28 NORTH, RANGE 49 EAST, MDB&M

Section 1: All
Section 3: All
Section 9: All
Section 11: All
Section 13: All
Section 15: All
Section 21: N1/2
Section 23: All

TOWNSHIP 28 NORTH, RANGE 50 EAST, MDB&M

Section 1: All
Section 3: All
Section 5: All
Section 7: All
Section 9: All
Section 11: All
Section 13: All
Section 15: All
Section 17: All
Section 19: All
Section 21: All
Section 23: All

TOWNSHIP 28 NORTH, RANGE 51 EAST, MDB&M

Section 5: All
Section 7: All
Section 9: All

TOWNSHIP 29 NORTH, RANGE 49 EAST, MDB&M

Section 1: All
Section 3: All
Section 9: All
Section 11: All
Section 13: All
Section 15: All
Section 21: All
Section 23: All
Section 25: All
Section 27: All
Section 35: All

TOWNSHIP 29 NORTH, RANGE 50 EAST, MDB&M

Section 1: All
Section 3: All
Section 5: All
Section 7: All
Section 9: All
Section 11: All
Section 13: E1/2; N1/2NW1/4; N1/2S1/2NW1/4; S1/2N1/2SW1/4;
S1/2SW1/4
Section 15: All
Section 17: All
Section 19: All
Section 21: All
Section 23: All
Section 25: All
Section 27: All
Section 29: All
Section 31: All
Section 33: All
Section 35: All

TOWNSHIP 29 NORTH, RANGE 51 EAST, MDB&M

Section 31: All

TOWNSHIP 30 NORTH, RANGE 50 EAST, MDB&M

Section 35: All

EXCEPTING THEREFROM all petroleum, oil, natural gas and products derived therefrom, together with the exclusive right at all times to enter upon or in said land, to prospect for and to drill, bore, recover and remove the same, as reserved by SOUTHERN PACIFIC LAND COMPANY in Deed recorded July 7, 1949, in Book 23 of Deeds at Page 583, Eureka County, Nevada.

FURTHER EXCEPTING from all of Parcel 1, except Sections 1, 3, 9, 15 and 21, T. 29 N., R. 49 E., Section 1, T. 29, N., R. 50 E., and Section 35, T. 30 N., R. 50 E., MDB&M, a one-half interest in and to the iron, mineral and mineral rights conveyed by DAN FILIPPINI to ROY L. PRIMEAUX and FRANCES PRIMEAUX by Deed recorded August 20, 1951, in Book 24 of Deeds at Page 153, Eureka County, Nevada.

PARCEL 2

TOWNSHIP 26 NORTH, RANGE 49 EAST, MDB&M

Section 20: NW1/4NE1/4; NE1/4NW1/4

TOWNSHIP 27 NORTH, RANGE 48 EAST, MDB&M

Section 33: NW1/4SW1/4

TOWNSHIP 28 NORTH, RANGE 47 EAST, MDB&M

Section 5: Lots 2, 3 and 4
Section 6: NE1/4

TOWNSHIP 28 NORTH, RANGE 48 EAST, MDB&M

Section 1: All
Section 3: All
Section 5: All
Section 7: All
Section 8: NE1/4NE1/4; S1/2S1/2
Section 9: All
Section 11: All
Section 12: S1/2SW1/4; SW1/4SE1/4
Section 13: All
Section 14: N1/2; SW1/4; W1/2SE1/4
Section 15: All
Section 16: W1/2NE1/4; NW1/4
Section 17: All
Section 18: E1/2E1/2; NW1/4NE1/4; NE1/4NW1/4; Lot 1 (NW1/4NW1/4)
Section 19: NW1/4SE1/4
Section 21: S1/2SE1/4
Section 22: SW1/4SW1/4
Section 23: N1/2NW1/4
Section 24: NE1/4NE1/4
Section 27: SW1/4NW1/4
Section 28: NE1/4; E1/2NW1/4; SE1/4SW1/4; SW1/4SE1/4; NE1/4SE1/4
Section 32: SE1/4NE1/4; SW1/4SW1/4; NE1/4SW1/4; NW1/4SE1/4
Section 33: NW1/4NW1/4

TOWNSHIP 28 NORTH, RANGE 49 EAST, MDB&M

Section 2: S1/2NE1/4
Section 7: All
Section 19: N1/2
Section 24: NW1/4NW1/4
Section 26: NE1/4NW1/4
Section 28: NW1/4NE1/4; NE1/4SE1/4
Section 30: NE1/4NW1/4
Section 32: SE1/4NW1/4
Section 34: NW1/4NW1/4
Section 35: NW1/4SE1/4
Section 36: NW1/4NE1/4; N1/2SW1/4

TOWNSHIP 29 NORTH, RANGE 47 EAST, MDB&M

Section 18: Lots 10, 11 and 12
Section 32: Lots 2, 3, and 4; NE1/4SE1/4

TOWNSHIP 29 NORTH, RANGE 48 EAST, MDB&M

Section 3: All

TOWNSHIP 29 NORTH, RANGE 49 EAST, MDB&M

Section 36: W1/2NE1/4

TOWNSHIP 29 NORTH, RANGE 50 EAST, MDB&M

Section 10: SW1/4SE1/4

Section 30: S1/2NE1/4; NE1/4SE1/4

PARCEL 3

TOWNSHIP 30 NORTH, RANGE 50 EAST, MDB&M

Section 15: All

Section 21: All

Section 23: All

EXCEPTING FROM, Parcel 3 ninety percent (90%) of the coal, oil, gas and other minerals of every kind and nature whatsoever reserved by STRATHEARN CATTLE COMPANY in Deed recorded May 25, 1959, in Book 25 of Deeds at Page 297, Eureka County, Nevada.

PARCEL 4

TOWNSHIP 29 NORTH, RANGE 50 EAST, MDB&M

Section 10: N1/2; SW1/4; N1/2SE1/4; SE1/4SE1/4

TOWNSHIP 30 NORTH, RANGE 50 EAST, MDB&M

Section 10: NE1/4NE1/4; S1/2NE1/4; SE1/4; SE1/4SW1/4

Section 14: W1/2NW1/4; SW1/4; S1/2SE1/4

Section 16: NE1/4NE1/4; S1/2NE1/4; SE1/4; SE1/4SW1/4

Section 22: All

EXCEPTING FROM Section 10 Township 29 North, Range 50 East, MDB&M., all minerals lying in and under said land as reserved by THE UNITED STATES OF AMERICA in Patent recorded August 16, 1963, in Book 27 of Deed Records at Page 9, Eureka County, Nevada.

EXCEPTING FROM all of Section 10, W1/2W1/2; NE1/4SW1/4, and S1/2SE1/4 of Section 14, NE1/4NE1/4, S1/2NE1/4, SE1/4SW1/4, and SE1/4 of Section 16 and all of Section 22, T. 30 N., R. 50 E., MDB&M., all mineral lying in and under said land as reserved by the UNITED STATES OF AMERICA in Patent recorded September 23, 1964, in Book 6 of Official Records at Page 34, Eureka County, Nevada.

FURTHER EXCEPTING, from Parcels 1, 2, 3, and 4, an undivided one-half interest in and to all oil, gas and mineral rights in and to all the rights of DAN FILIPPINI as reserved by DAN FILIPPINI in Deed recorded January 6, 1966, in Book 9 of Official Records at Page 266, Lander County, and in Book 9, of Official Records at Page 442, Eureka County, Nevada.

FURTHER EXCEPTING FROM Parcels 1, 2, 3, and 4 one-fourth (1/4)

of all brine, steam, and geothermal rights lying in and under said land as reserved by DOYLE F. CHILD in deed recorded April 2, 1975 in Book 131 of Official Records at Page 147, Lander County, Nevada, and recorded March 27, 1975 in Book 51 of Official Records at Page 202, Eureka County, Nevada.

PARCEL 5

TOWNSHIP 28 NORTH, RANGE 47 EAST, MDB&M

Section 13: NE1/4

PARCEL 6

TOWNSHIP 30 NORTH, RANGE 50 EAST, MDB&M

Section 36: N1/2SW1/4; S1/2NE1/4

EXCEPTING FROM Parcel 6 one-half of all oil, gas, coal, geothermal and steam and mineral rights of every kind and nature lying in and under said land as reserved by DAN FILIPPINI in deed recorded July 12, 1974 in Book 48 of Official Records at Page 525, Eureka County, Nevada.

EXCEPTING AND RESERVING one-half of all rentals, royalties and other payments hereafter paid under that certain unrecorded Mining Lease and Agreement, dated as of September 1, 1987, between Grantor and Newmont Exploration Limited, a memorandum of which lease was recorded November 3, 1987 in Book 301 of the Official Records at Page 520, Lander County, Nevada, and all renewals and extensions of said lease.

As to the following described lands:

TOWNSHIP 28 NORTH, RANGE 47 EAST, MDB&M

Section 5: Lots 2, 3 and 4

Section 6: NE1/4

TOWNSHIP 29 NORTH, RANGE 47 EAST, MDB&M

Section 32: Lots 2, 3, and 4; NE1/4SE1/4

RECORDED AT THE REQUEST OF
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First American Title
88 JUN 20 10 55

OFFICIAL RECORDS
EUREKA COUNTY, NEVADA
M.N. REGALEATI, RECORDER
FILE NO. FEE \$ 13.00

119248

P413130.EB