

DOCUMENTARY TRANSFER TAX \$ 00
 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:
Wm James Hanks
 SIGNATURE OF DECLARANT OR AGENT
 DETERMINING TAX-PAYING NAME

120691

GRANT, BARGAIN AND SALE DEED AND
BILL OF SALE

THIS INDENTURE, made and entered into as of the 22nd
day of April, 1988, by and between WERNER F. BAUMANN, WALTER E.
BAUMANN, GERTRUDE L. BUFFINGTON and HELEN H. PARTRIDGE, dealing
with their sole and separate property, First Parties, and LANDER
COUNTY DEVELOPMENT CORPORATION, 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 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,
convey, transfer, assign, and set over unto the said Second
Party, and to its successors and assigns, all of their right,
title and interest in and to that certain real and personal
property situate in the County of Eureka, State of Nevada, more
particularly described as follows, to-wit:

PARCEL 1:

Township 26 North, Range 48 East, MDB&M
Section 13: Lot 4: SW $\frac{1}{4}$ SE $\frac{1}{4}$; SW $\frac{1}{4}$ NW $\frac{1}{4}$; N $\frac{1}{2}$ SW $\frac{1}{4}$; SE $\frac{1}{4}$ SW $\frac{1}{4}$

EU-17365

4

1

WILSON AND BARROWS, LTD.
ATTORNEYS AT LAW
P. O. BOX 369
ELKO, NEVADA 89801-0369

BOOK 182 PAGE 150

PARCEL 2:

Township 24 North, Range 48 East, MDB&M

Section 13: W $\frac{1}{4}$ SW $\frac{1}{4}$; SE $\frac{1}{4}$ SW $\frac{1}{4}$

Section 14: NE $\frac{1}{4}$ SE $\frac{1}{4}$

Section 15: N $\frac{1}{4}$ NW $\frac{1}{4}$; SE $\frac{1}{4}$ NW $\frac{1}{4}$; SW $\frac{1}{4}$ NE $\frac{1}{4}$

Township 25 North, Range 48 East, MDB&M

Section 24: SE $\frac{1}{4}$; E $\frac{1}{4}$ SW $\frac{1}{4}$

Township 24 North, Range 48 $\frac{1}{2}$ East, MDB&M

Section 13: SE $\frac{1}{4}$ NW $\frac{1}{4}$; S $\frac{1}{4}$ NE $\frac{1}{4}$; SE $\frac{1}{4}$

Section 24: N $\frac{1}{4}$ NE $\frac{1}{4}$

Township 25 North, Range 48 $\frac{1}{2}$ East, MDB&M

Section 25: E $\frac{1}{4}$ SW $\frac{1}{4}$; SE $\frac{1}{4}$; Lots 3 and 4

Section 36: N $\frac{1}{4}$ NE $\frac{1}{4}$

Township 24 North, Range 49 East, MDB&M

Section 18: Lots 2, 3, 4; E $\frac{1}{4}$ SW $\frac{1}{4}$

Section 19: NE $\frac{1}{4}$ NW $\frac{1}{4}$; Lot 1

Township 26 North, Range 49 East, MDB&M

Section 6: Lots 6, 7 and 8

Section 7: Lots 1, 2, 3 and 4

Section 18: Lots 1, 2, 3 and 4

Section 19: Lots 1, 2, 3 and 4

PARCEL 3:

Township 24 North, Range 48 East, MDB&M

Section 10: W $\frac{1}{4}$ NE $\frac{1}{4}$

PARCEL 4:

Township 24 North, Range 48 East, MDB&M

Section 13: S $\frac{1}{4}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$

Section 24: N $\frac{1}{4}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$

Township 26 North, Range 48 East, MDB&M

Section 13: SW $\frac{1}{4}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$

Township 26 North, Range 49 East, MDB&M

Section 30: Lot 1; N $\frac{1}{4}$ of Lot 6

The following seven paragraphs apply to the above four parcels:

The aforesaid description is intended to include all of the real property owned by First Parties, which is known and historically operated as the BAUMANN RANCH,

regardless of whether the same has been correctly described above.

TOGETHER WITH all buildings, fences, gates, corrals, and other structures and improvements situate thereon or used in connection therewith.

TOGETHER WITH all water, water rights, dams, ditches, canals, pipelines, headgates, diversions, reservoirs, springs, wells, pumps, pumping stations, rights of way, easements and all other means for the diversion or use of water appurtenant to the said property or any part thereof, or now or hereafter used or enjoyed in connection therewith, for irrigation, stock watering, domestic or any other use, or drainage of all or any part of said lands, including vested water rights, permitted water rights, decreed water rights and certificated water rights arising under the laws of the State of Nevada, together with all certificates of appropriation, applications, proofs, permits and maps relating to such water and water rights which are appurtenant to the above-described real property, or any part thereof, or used or enjoyed in connection therewith.

TOGETHER WITH all stockwatering rights vested, decreed, certificated or permitted now or heretofore or hereafter used in connection with the use of said land or public domain grazing lands, including all stockwatering sources located on the above-described real property or on any public domain on other lands, but used in connection with the foregoing described lands or the grazing permits, rights and privileges described herein.

TOGETHER WITH all BLM grazing privileges consisting of approximately 5,600 AUMs active use, and 25 AUMs suspended non-use, comprising First Parties' federal range permit in the Grass Valley, Buckhorn and Horse Ranch Allotments and Keystone Seeding.

RESERVING unto Walter E. Baumann an undivided one-half interest in and to all of Walter E. Baumann's right, title and interest in and to all coal, oil, gas and minerals of every kind

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

BOOK 182 PAGE 152

and nature whatsoever, and geothermal rights, existing as a part of, upon, beneath the surface of, or within said lands, including the right to use and destroy so much of the surface of, or within said lands, as may be reasonably necessary according to good mining practice in prospecting for, in locating, developing, producing and transporting said coal, oil, gas or minerals and any of their by-products.

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.

TOGETHER WITH all personal property situate on the above premises, in which the First Parties have any right, title or interest. This property has not been inventoried but included the following items as of November 1, 1985:

SMALL HOUSE:

Chest
Table (painted blue)
Sweeper

BIG HOUSE:

Propane Heater
Kitchen Range

Two Propane Tanks
Three Fuel Tanks
Three Generators and Power Systems
One Powder River Chute
One Swather
One John Deere Tractor
One Farmall Tractor
One Case Tractor
One Cummins Diesel Engine
One Peerless Deep Well Pump

All other motors, windmills, pumps, troughs, pipelines, and other stockwatering and irrigation equipment.

All miscellaneous tools, equipment, and other personal property owned by First Parties on the above-described real property.

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

BOOK 182 PAGE 153

TO HAVE AND TO HOLD the said premises, together with the appurtenances and personal property, 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 hereinabove written.

Werner F. Baumann Walter E. Baumann
WERNER F. BAUMANN WALTER E. BAUMANN

Gertrude L. Buffington Helen H. Partridge
GERTRUDE L. BUFFINGTON HELEN H. PARTRIDGE

By: Aaron Buffington
AARON BUFFINGTON
Her Attorney-in-Fact

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

On April 22, 1988, personally appeared before me, a Notary Public, WERNER F. BAUMANN, WALTER E. BAUMANN, and HELEN H. PARTRIDGE, who acknowledged that they executed the above instrument.

Stewart R. Wilson
NOTARY PUBLIC

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

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

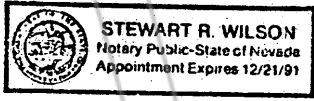
5
BOOK 182 PAGE 154

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

On April 22, 1988, personally appeared before me, a Notary Public, AARON BUFFINGTON, as Attorney-in-Fact for GERTRUDE L. BUFFINGTON, who acknowledged that he executed the above instrument in said capacity.


NOTARY PUBLIC

Mailing address for Grantee:
Lander County Development Corporation
Route 2, Box 2
Austin, NV 89310



A:88040441.NSB

RECORDED AT THE REQUEST OF
BOOK 182 PAGE 150
Frontier Title Co -
88 AUG -9 P305

OFFICIAL RECORDS
EUREKA COUNTY, NEVADA
M.N. REBALEATI, RECORDER
FILE NO. FEE \$10⁰⁰
120691

WILSON AND BARROWS, LTD.
ATTORNEYS AT LAW
P. O. BOX 889
ELKO, NEVADA 89801-0889

BOOK 182 PAGE 155