

Order No. _____

Escrow No. 313942.Eur

WHEN RECORDED, MAIL TO:

GRANTEE
c/o Thomas Van Horne
708 10th Street Suite 250
Sacramento, CA 95814

126947

RPTT: \$440.00

Space above this line for recorder's use

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
J.D. RANCH PARTNERSHIP, a California General Partnership

do(es) hereby GRANT, BARGAIN and SELL to
DANIEL H. RUSSELL, a married man

the real property situate in the County of Eureka, State of
Nevada, described as follows:

SEE ATTACHED EXHIBIT "A"

TOGETHER with all tenements, hereditaments and appurtenances, including
easements and water rights, if any, thereto belonging or appertaining,
and any reversions, remainders, rents, issues or profits thereof.

Dated April 3, 1989.

J.D. RANCH PARTNERSHIP, a California
General Partnership

by: Angelita K. S.

by: [Signature]

STATE OF NEVADA)
County of _____) ss.

On _____ personally
appeared before me, a Notary Public,

_____ who acknowledged that he executed
the above instrument.

Notary Public

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1748 (2/73)

PARTNERSHIP ACKNOWLEDGMENT

NO. 509

State of California }
County of Sacramento } ss.

On this the 3rd day of April, 19 89 before me,
Sue Mapes
the undersigned Notary Public, personally appeared
Angelo K. Tsakopoulos
☒ personally known to me
☐ proved to me on the basis of satisfactory evidence
to be the person(s) who executed the within instrument on behalf of the
partnership, and acknowledged to me that the partnership executed it.
WITNESS my hand and official seal.
Sue Mapes
Notary's Signature

OFFICIAL SEAL
SUE MAPES
NOTARY PUBLIC - CALIFORNIA
SACRAMENTO COUNTY
My Comm. Expires May 29, 1990

7130 122

NATIONAL NOTARY ASSOCIATION • 23012 Ventura Blvd. • P.O. Box 4325 • Woodland Hills, CA 91334

PARTNERSHIP ACKNOWLEDGMENT

NO. 509

State of California }
County of Sacramento } ss.

On this the 4th day of April, 19 89 before me,
Sue Mapes
the undersigned Notary Public, personally appeared
William C. Cummings
☒ personally known to me
☐ proved to me on the basis of satisfactory evidence
to be the person(s) who executed the within instrument on behalf of the
partnership, and acknowledged to me that the partnership executed it.
WITNESS my hand and official seal.
Sue Mapes
Notary's Signature

OFFICIAL SEAL
SUE MAPES
NOTARY PUBLIC - CALIFORNIA
SACRAMENTO COUNTY
My Comm. Expires May 29, 1990

7130 122

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824 IV. 24

EXHIBIT "A"

DESCRIPTION

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

PARCEL ONE:

TOWNSHIP 26 NORTH, RANGE 50 EAST, M.D.B. & M.

Section 1: SE1/4 NE1/4; W1/2 SW1/4 E1/2 SE1/4
Section 11: NE1/4 NE1/4
Section 12: E1/2 NE1/4; NE1/4 SE1/4

TOWNSHIP 26 NORTH, RANGE 51 EAST, M.D.B. & M.

Section 6: Lots 3, 4, 5, 6 and 7; SE1/4 NW1/4; E1/2 SW1/4
Section 7: Lots 1, 2, 3 and 4
Section 18: Lots 1, 2, 3 and 4

TOWNSHIP 27 NORTH, RANGE 51 EAST, M.D.B. & M.

Section 30: S1/2 NE1/4; Lot 4; E1/2 SW1/4; N1/2 SE1/4
Section 31: Lot 1

EXCEPTING AND RESERVING UNTO GRANTOR all oil, gas, coal, oil shales, and other hydrocarbon substances, inert gases, minerals, and metals, including but not limited to gold, cinnabar, copper, lead, silver or any other minerals, whether now known to exist or hereafter discovered. Said reservation includes but is not limited to the right of ingress and egress at all times to said lands for the purposes of extracting, processing, marketing, mining, drilling or prospecting for oil, gas, coal, oil shales, and other hydrocarbon substances, inert gases, minerals, and metals, including but not limited to gold, cinnabar, copper, lead, silver, or any other minerals; and, the right to lay, use existing or build and maintain roads, maintain and operate pipelines for oil and gas, together with the right to use so much of the surface as may be necessary or convenient to erect, maintain and operate buildings, derricks, telephone and telegraph lines and other structures necessary or convenient for drilling, prospecting, extracting, processing, marketing and mining oil, gas, coal, oil shales and other hydrocarbon substances, inert gases, minerals, and metals, including but not limited to gold, cinnabar, copper, lead, silver, or any other minerals, together with the right to drill for and develop water as convenient for domestic and commercial use related to this reservation.

And further excepting and reserving unto Grantor and Grantors gratuitous assigns, a nonexclusive easement in gross consisting of the right to hunt game and fowl, to fish and to make reasonable recreational use of the granted real property for so long as Grantee or Grantee's wife, children or grandchildren retain any interest therein (including but not limited to an interest in a corporation or other entity), provided that Grantor shall not unreasonably interfere with Grantee's use of the premises.

And further including those BLM grazing rights and range improvements associated therewith, including specifically the Buckhorn and Pine Creek allotments administered by the Elko Office of the Bureau of Land Management.

Further including the use of all water rights associated with that real property or grazing right territory.

PARCEL TWO:

TOWNSHIP 27 NORTH, RANGE 51 EAST, M.D.B. & M.

Section 30: Lots 9 and 10; SW1/4 SE1/4 SE1/4 NW1/4; E1/2 SE1/4 SE1/4 NW1/4

Section 31: N1/2 NW1/4 NE1/4 NW1/4; SW1/4 NW1/4 NE1/4 NW1/4

EXCEPTING therefrom all oil and gas as reserved in Patent executed by United States of America to Liberty Livestock recorded December 6, 1972 in Book 44, page 180 of Official Records, Elko County, Nevada and FURTHER EXCEPTING a right of way thereon for ditches and canals constructed by the United States.

EXCEPTING AND RESERVING UNTO GRANTOR all oil, gas, coal, oil shales, and other hydrocarbon substances, inert gases, minerals, and metals, including but not limited to gold, cinnabar, copper, lead, silver or any other minerals, whether now known to exist or hereafter discovered. Said reservation includes but is not limited to the right of ingress and egress at all times to said lands for the purposes of extracting, processing, marketing, mining, drilling or prospecting for oil, gas, coal, oil shales, and other hydrocarbon substances, inert gases, minerals, and metals, including but not limited to gold, cinnabar, copper, lead, silver, or any other minerals; and, the right to lay, use existing or build and maintain roads, maintain and operate pipelines for oil and gas, together with the right to use so much of the surface as may be necessary or convenient to erect, maintain and operate buildings, derricks, telephone and telegraph lines and other structures necessary or convenient for drilling, prospecting, extracting, processing, marketing and mining oil, gas, coal, oil shales and other hydrocarbon substances, inert gases, minerals, and metals, including but not limited to gold, cinnabar, copper, lead, silver, or any other minerals, together with the right to drill for and develop water as convenient for domestic and commercial use related to this reservation.

And further excepting and reserving unto Grantor and Grantors gratuitous assigns, a nonexclusive easement in gross consisting of the right to hunt game and fowl, to fish and to make reasonable recreational use of the granted real property for so long as Grantee or Grantee's wife, children or grandchildren retain any interest therein (including but not limited to an interest in a corporation or other entity), provided that Grantor shall not unreasonably interfere with Grantee's use of the premises.

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Further including the use of all water rights associated with that real property or grazing right territory.

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First American Title
APR -7 P157

RECEIVED RECORDS
ELKO COUNTY, NEVADA
MAY 14 1977
FILE NO. 8.00

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