

WHEN RECORDED MAIL TO:  
JULIAN TOMERA RANCHES, INC.  
STONE HOUSE DIVISION  
CARLIN, NV 89822

131013

GRANT, BARGAIN AND SALE DEED

FOR CONSIDERATION RECEIVED, LEO DAMELE AND SONS RANCHES, INC., a Nevada corporation, Grantor, grants, bargains and sells to JULIAN TOMERA RANCHES, INC., STONE HOUSE DIVISION, a Nevada corporation, Grantee, and to the successors and assigns of the Grantee, forever, the property located in the County of Eureka, State of Nevada, described in Exhibit "A" attached hereto as part hereof.

TOGETHER WITH the following for, on or appurtenant to any or all of the lands described in Exhibit "A":

The tenements, hereditaments and appurtenances thereunder belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits of said ranch lands.

All easements, rights of way and licenses benefiting or appurtenant to or used in connection with said lands, or any of them, and to the public land grazing areas.

All buildings, fixtures, corrals, fences, gates, cattleguards, culverts, stockwater troughs, water tanks, and pipelines and stockwater, irrigation and domestic water systems and other improvements on said lands.

TOGETHER WITH any and all of Grantor's right, title, estate or interest in and to all minerals (excepting hydrocarbons as reserved below) owned by Grantor, located within the lands described in Exhibit "A".

Together with any and all reversion and reversions Grantor may have pursuant to the Mineral Deed dated June 30, 1981, recorded July 6, 1981 in Book 96, Page 14, Official Records, Eureka County, Nevada from John D. Rand and Martha A. Rand. (Subject to those exceptions and reservations below.)

EXCEPTING AND RESERVING THEREFROM AND RETAINING all Grantor's right, title, estate or interest in coal, oil, gas and hydrocarbons of any kind or nature, together with rights of access and use of surface reasonably necessary to explore for or develop said hydrocarbons, subject however to reasonable compensation for

VAUGHAN, HULL, COPENHAVER & ZINGALE, LTD.  
ATTORNEYS AND COUNSELORS  
330 CANO STREET  
P.O. BOX 1420  
ELKO, NEVADA 89801

BOOK 206 PAGE 553

7/11/81-22

loss of use or damage to the surface incurred thereby.

WATER RIGHTS

All springs, wells, water, water rights and stockwater rights vested, applied for, appropriated for, appurtenant to or decreed to said lands, or any portion thereof: all applications, proofs, permits, maps and certificates relating to 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 and methods and for access thereto; and all stockwater equipment, facilities, troughs, tanks, pumps, reservoirs, ponds and other stockwater improvements on said lands, including but not limited to the following:

- A. All water rights decreed to the lands described herein by the Bartlett Decree in Civil Action No. 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 Appropriators of the Waters of the Humboldt River Stream and Tributaries", and by any subsequent court orders, judgments, or decrees amending or modifying such Bartlett Decree, including but not limited to the following:
1. The right to divert 391.11 ac. ft. of water flowing in Pine Creek through the Pine Creek Ditch system for the irrigation of 138.51 acres as allotted to W. S. Yates in the 1943 "Blue Book" compilation of the Humboldt River Adjudication - Page 156, and in Proof #00305.
  2. The right to divert 1,233.55 ac. ft. of water in Pine Creek and Tributaries through Pine Creek Ditch for irrigation of 416.74 acres as allotted to C. H. Rand in the 1943 "Blue Book" compilation of the Humboldt River Adjudication - Page 156, and in Proof #00306.
  3. The right to divert 172.07 ac. ft. of water from Pine Creek and Tributaries through Trout Creek Ditch for the irrigation of 163.45 acres as allotted to C. H. Rand in the Humboldt River Adjudication - Page 156, and in Proof #00306.
- B. The right to divert 7.848 c.f.s. of underground water from a well for the irrigation of 470.5 acres

VAUGHAN, MULL, COPENHAVER & ZINGALE, LTD.  
ATTORNEYS AND COUNSELLORS  
330 CASANO STREET  
P.O. BOX 1420  
ELKO, NEVADA 89601

BOOK 206 PAGE 554 2.

of land, and for domestic purposes, evidenced by Certificate of Appropriation of Water No. 6181 (Application No. 19123) issued by the Nevada Division of Water Resources.

**GRAZING PREFERENCES**

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, for which a term permit has been issued, which is understood to be the following:

No.	Period	F.R. Use	aum's	Area
6 Cattle	4-16 to 2-15	100%	60	Fenced federal range, Thomas Creek
242 Cattle	4-16 to 9-15	88%	1,078	Thomas Creek
Total Preference			4,766 aum's	
Suspended Non-Use			3,628 aum's	
Active Use			1,138 aum's	

Together with all cooperative agreements and range improvement agreements associated with the above-described preference, which will be assumed by the transferee.

SUBJECT TO all reservations, encumbrances, easements or exceptions of record.

SUBJECT TO that certain Exploration Lease and Agreement between Seller and Newmont Exploration Ltd. of even date herewith.

TO HAVE AND TO HOLD the property with the appurtenances to the Grantee and its successors and assigns, forever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed in its name by its duly authorized officers this 23rd day of June, 1989.

GRANTOR:

LEO DAMELE AND SONS RANCHES, INC.  
a Nevada corporation

By Leo J. Damele  
President

VAUGHAN, HULL, COPENHAVER & ZINGALE, LTD.  
ATTORNEYS AND COUNSELORS  
530 IDAHO STREET  
P.O. BOX 1436  
ELIAS, NEVADA 89301

BOOK 206 PAGE 555 3.



ATTEST:

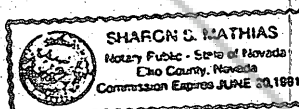
Ellen M. Damele  
Secretary

GRANTER'S ADDRESS:

STATE OF NEVADA )  
COUNTY OF ELKO ) SS.

On June 23, 1989, personally appeared before  
me, a Notary Public, Lee J. Damele  
President and ELLEN DAMELE, Secretary who acknowledged that they  
executed the above instrument on behalf of said corporation.

Sharon C. Mathias  
NOTARY PUBLIC



Portion of:  
APN # 5-390-01

VAUGHAN, HULL, COPENHAVER & ZINGALE, LTD.  
ATTORNEYS AND COUNSELORS  
530 GARD STREET  
P.O. BOX 1420  
ELKO, NEVADA 89801

BOOK 206 PAGE 556.

FRONTIER TITLE COMPANY  
PRELIMINARY TITLE REPORT

Legal Description Continued

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

PARCEL 1:

TOWNSHIP 30 NORTH, RANGE 50 EAST, M.D.B.&M.

Section 11: All  
Section 13: All

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

Section 9: SE1/4 NE1/4  
Section 17: All  
Section 19: All  
Section 21: All  
Section 23: All  
Section 25: All  
Section 27: All  
Section 29: All

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

Section 19: All

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

Section 29: S1/2 NE1/4; S1/2 SE1/4; W1/2

EXCEPTING THEREFROM all petroleum, oil, natural gas, and products derived therefrom, lying in or under said land as 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 lying in or under said land as reserved by Oscar Rudnick, et al, in deeds recorded November 4, 1955 in Book 24, Page 471, and November 12, 1957 in Book 25, Page 188, Deed Records, Eureka County, Nevada.

PARCEL 2:

TOWNSHIP 30 NORTH, RANGE 50 EAST, M.D.B.&M.

FRONTIER TITLE COMPANY  
PRELIMINARY TITLE REPORT

Legal Description Continued

Section 14: NE1/4 NW1/4; NE1/4 SE1/4; N1/2 NE1/4; SE1/4 NE1/4  
Section 24: NE1/4; NE1/4 NW1/4; NE1/4 SE1/4

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

Section 16: All  
Section 18: All  
Section 20: N1/2 NE1/4; SE1/4 NE1/4; NW1/4; S1/2

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

Section 30: Lots 1, 3, 4, NE1/4 NW1/4

EXCEPTING THEREFROM all minerals lying in and under said land  
as reserved by the United States of America in Patent,  
recorded November 23, 1964 in Book 6, Page 258, Official  
Records, Eureka County, Nevada.

PARCEL 3:

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

Section 22: All  
Section 24: All  
Section 26: All  
Section 28: All

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

Section 20: NW1/4 NE1/4; N1/2 NW1/4; SW1/4 NW1/4; W1/2 SW1/4

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

Section 30: All

EXCEPTING THEREFROM all uranium, thorium or any other material  
which is or may be determined to be peculiarly essential to  
the production of fissionable materials lying in or under said  
land as reserved by the United States of America in Patent  
recorded January 11, 1951 in Book 24, Page 112, Deed Records,  
Eureka County, Nevada.

PARCEL 4:

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



FRONTIER TITLE COMPANY  
PRELIMINARY TITLE REPORT

Legal Description Continued

Section 10 & 15: Portions of as follows:

A triangular tract of land beginning at the SE corner of Section 15 as Corner Number 1, the point of beginning,

THENCE along the South line of said Section 15 NORTH 89°58' WEST 8318.64 feet to Corner Number 2, the SW corner of said Section 15,

THENCE along the line between Section 15 & 16 North 1072.50 feet to Corner Number 3, the SW corner of Section 10,

THENCE along the line between Sections 9 & 10, NORTH 00°23' WEST 2565.42 feet to Corner Number 4, the NW corner of said Section 10,

THENCE SOUTH 66°23'42" EAST 9096.97 feet to Corner Number 1, the point of beginning.

EXCEPTING FROM that portion of said land lying in Section 15, all petroleum, oil, natural gas and products derived therefrom, lying in or under said land as reserved by Southern Pacific Land Company, in deeds recorded March 9, 1950 in Book 24, Page 42, Deed Records, Eureka County, Nevada.

EXCEPTING FROM that portion of said land lying in Section 10, all uranium, thorium or any other material which is or may be determined to be peculiarly essential to the production of fissionable materials lying in or under said land as reserved by the United States of America in Patent recorded January 11, 1951 in Book 24, Page 112, Deed Records, Eureka County, Nevada.

FURTHER EXCEPTING FROM that portion of said land lying in Section 15, an undivided one-half interest in and to any and all other mineral rights lying in or under said land as reserved by Oscar Rudnick, et al, in deed recorded November 4, 1955 in Book 24, Page 478, Deed Records, Eureka County, Nevada.

FURTHER EXCEPTING FROM said land all mineral rights, oil or gas lying in or under said land as reserved by Battista Tomera, Jr., and George Tomera in deed recorded February 27, 1979 in Book 69, Page 254, Official Records, Eureka County, Nevada.

Page 4

BOOK 206 PAGE 559

Exhibit "A"

FRONTIER TITLE COMPANY  
PRELIMINARY TITLE REPORT

RECORDED AT THE REQUEST OF

BOOK 206 PAGE 553

Frontier Title Co.

90 JAN -5 AM 54

OFFICIAL RECEIPT  
EUREKA COUNTY, CALIFORNIA  
MIN. REDEVELOPMENT RECORDER

FILE NO.

131013

Legal Description Continued.

PARCEL 5:

TOWNSHIP 30 NORTH, RANGE 50 EAST, M.D.B.&M.

Section 14: SW1/4 NE1/4

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

Section 20: SW1/4 NE1/4

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

Section 16: SW1/4; SE1/4 NW1/4

Section 20: NE1/4 NE1/4; S1/2 NE1/4; SE1/4 NW1/4; SE1/4;  
E1/2 SW1/4

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

Section 21: NW1/4; W1/2 SW1/4

Section 28: S1/2 S1/2

EXCEPTING THEREFROM that certain parcel of land located in the  
SW1/4 SW1/4 of Section 28, TOWNSHIP 30 NORTH, RANGE 52 EAST,  
M.D.B.&M. more particularly described as follows:

Commencing at Corner Number 1, the NW fence corner of an  
existing cemetery, from which the SW corner of said Section 28  
(being an accepted fence corner) bears SOUTH 19°57'41" WEST  
1380.98 feet,

THENCE NORTH 88°08'15" EAST 305.08 feet to a point  
on the Westerly right of way of State Route 278 being Corner  
Number 2,

THENCE SOUTH 05°56'53" EAST 273.54 feet along the  
said Westerly right of way of State Route 278 to Corner Number  
3,

THENCE SOUTH 88°08'15" WEST 333.6 feet to Corner  
Number 4,

THENCE NORTH 00°02'21" EAST 273.00 feet to Corner  
Number 1, the point of beginning.

Section 29: N1/2 NE1/4; N1/2 SE1/4

DOCUMENTARY TRANSFER TAX \$ 26500	
<input type="checkbox"/> CALCULATED ON FULL VALUE	OF THE PROPERTY FOR
<input type="checkbox"/> CALCULATED ON PART VALUE LESS LIENS AND ENCUMBRANCES REACHING THEREIN	AT TIME OF TRANSFER
UNDER PENALTY OF PERJURY	
Declaration of value on file	
Signature of declarant or agent	
Certifying to the truth of the same	

Page 5

BOOK 206 PAGE 560

Exhibit "A"