

141366

This Deed is being executed in two counterparts, each of which is deemed to be an original, but such parts together constitute one and the same instrument.

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made and entered into as of the 16<sup>th</sup> day of June, 1992, by and between ROBERT BRUCE COOK, of South Pasadena, California and RUBY CATHERINE O'HARA, of Oxnard, California, Grantors; and JULIAN TOMERA RANCHES, INC., STONE HOUSE DIVISION, a Nevada Corporation, of Pine Valley, Carlin, Nevada, Grantee;

W I T N E S S E T H:

That the Grantor, ROBERT BRUCE COOK, for and in consideration of the sum of TEN DOLLARS (\$10.00), lawful, current money of the United States of America, to him in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, does by these presents grant, bargain, sell, convey and confirm an undivided five (5%) percent interest, being all of the Grantor's right title estate or interest therein; and that the Grantor, RUBY CATHERINE O'HARA, for and in consideration of the sum of TEN DOLLARS (\$10.00), lawful, current money of the United States of America, to her in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, does by these presents grant, bargain, sell, convey and confirm an undivided five (5%) percent interest, being all of the Grantor's right title estate or interest therein, unto the said Grantee, and to the successors and assigns of the Grantee forever, in and to all that certain real property situate, lying and being in the Counties of Elko and Eureka, State of Nevada, and more particularly described as follows:

TOWNSHIP 31 NORTH, RANGE 52 EAST, MDB&M

Section 14: SE $\frac{1}{4}$   
Section 23: All  
Section 24: All  
Section 25: All  
Section 33: All  
Section 35: All

EXCEPTING THEREFROM the transfer by these presents all mineral lands should any such be found to exist in the tracts described in the foregoing; but this exclusion and exception according to the terms of the statute, shall not be construed to include coal and iron lands, as recorded in Patent by the United States of America in Book 14 of Deed Records at Page 627, Eureka County, Nevada, and recorded in Book 2 of Patent Records at Page 228, Elko County, Nevada.

FURTHER EXCEPTING AND RESERVING to the United States all the coal and other minerals in the lands so entered and patented, together with the right to prospect for, mine and remove the same pursuant to the provisions and limitations of the Act of December 29, 1916 (30 Stat., 862), as recorded in Book 8 of Patent Records at Page 375, Elko County, Nevada.

TOGETHER WITH all buildings and improvements situate thereon.

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.

TO HAVE AND TO HOLD, all and singular, the said premises, together with the appurtenances unto the said Grantee, and to the successors and assigns of the Grantee forever.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands as of the day and year first hereinabove written.

\_\_\_\_\_  
ROBERT BRUCE COOK

*Ruby Catherine O'Hara*  
\_\_\_\_\_  
RUBY CATHERINE O'HARA

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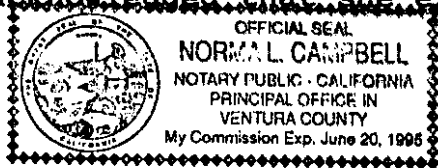
STATE OF CALIFORNIA )  
 ) SS.  
COUNTY OF \_\_\_\_\_ )

On this \_\_\_\_\_ day of \_\_\_\_\_, 1992, personally appeared before me, a Notary Public, ROBERT BRUCE COOK, known to me to be said person, who acknowledged that they executed the foregoing instrument.

\_\_\_\_\_  
NOTARY PUBLIC

STATE OF CALIFORNIA )  
 ) SS.  
COUNTY OF VENTURA )

On this 16<sup>th</sup> day of JUNE, 1992, personally appeared before me, a Notary Public, RUBY CATHERINE O'HARA, who acknowledged that she executed the foregoing instrument.



Norman L. Campbell  
NOTARY PUBLIC

APN - 05-040-03-5

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OFFICIAL RECORDS  
RECORDED AT THE REQUEST OF  
First American Title  
'92 JUN 29 P1:44

EUREKA COUNTY, NEVADA  
M.N. REBALEATI, RECORDER  
FILE NO. 141366 FEE \$ 700

MATTHEWS & WINES, P.C.  
667 SIXTH STREET, SUITE 1  
P. O. BOX 511  
ELKO, NEVADA 89801

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