

143356

RECEIVED
OCT 18 1992
EUREKA COUNTY
SUPERVISOR'S OFFICE

APPLICATION FOR AGRICULTURAL USE ASSESSMENT
THIS PROPERTY MAY BE SUBJECT TO LIENS FOR UNDETERMINED AMOUNTS
(PLEASE READ CAREFULLY THE ATTACHED INFORMATION AND INSTRUCTION SHEET)

Note: If necessary, attach extra pages.

JULIAN TOMERA RANCHES, Inc.

(Please print or type the name of each owner of record or his representative) hereby make application to be granted, on the below described agricultural land, an assessment based upon the agricultural use of this land.

(I) (We) understand that if this application is approved, it will be recorded and become a public record. This agricultural land consists of 15,198.92 acres, is located in Eureka County, Nevada and is described as 05-380-10 (summary parcel) purchased 05-160-09 (Assessor's Parcel Number(s)) See attached legal description

(I) (We) certify that the gross income from agricultural use of the land during the preceding calendar year was \$5,000 or more. Yes No . If yes, attach proof of income.
(I) (We) have owned the land since March 1992

(I) (We) have used it for agricultural purposes since March 1992. The agricultural use of the land presently is (i.e. grazing, pasture, cultivated, dairy, etc.)

Was the property previously assessed as agricultural . If so, when _____
(I) (We) hereby certify that the foregoing information submitted is true, accurate and complete to the best of (my) (our) knowledge. (I) (We) understand that if this application is approved, this property may be subject to liens for undetermined amounts. (I) (We) understand that if any portion of this land is converted to a higher use, it is our responsibility to notify the assessor in writing within 30 days. (Each owner of record or his authorized representative must sign. Representative must indicate for whom he is signing, in what capacity and under what authority.) Please print name under each signature.

By: Julian Tomera
JULIAN TOMERA RANCHES, Inc.
Signature of Applicant or Agent Julian Tomera
Date 10-9-92

Address _____
Signature of Applicant or Agent _____
Date _____
Phone Number _____

Address _____
Signature of Applicant or Agent _____
Date _____
Phone Number _____

Address _____
Signature of Applicant or Agent _____
Date _____
Phone Number _____

THIS NEVADA STATE
COUNTY CLERK'S
OFFICE HAS

Section 4: S1/2 NE1/4

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

PARCEL 3:

Section 32: N1/2; N1/2 SE1/4; That portion of the
SE1/4 SE1/4 lying westerly of Nevada
State Highway No. 51.

TOWNSHIP 31 NORTH, RANGE 52 EAST, M.D.B. & M.

Section 18: E1/2
Section 17: All
westerly of Nevada State Highway No. 51.
Section 16: That portion of the N1/2 NW1/4 lying
State Highway No. 51.
Section 8: All that portion lying westerly of Nevada
Section 6: All
of Nevada State Highway No. 51.
Section 5: That portion of the SE1/4 lying westerly

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

Section 14: NW1/2; SW1/4; N1/2 SE1/4
Section 12: All
Section 10: All
Section 4: Lots 1, 2, 3; SE1/4 NW1/4; SE1/4
Section 2: All (Fractional)

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

PARCEL 2:

EXCEPTING THEREFROM all petroleum, oil, natural gas, and products
derived therefrom reserved in deed from Southern Pacific Land
Company, recorded March 9, 1950, in Book 24, Page 42, Deed
Records, Eureka County Nevada.
FURTHER EXCEPTING THEREFROM an undivided 1/2 interest in and to
all other minerals reserved in deed from Eureka Livestock Company,
a co-partnership, et al, recorded November 4, 1955 in Book 24,
Page 478, Deed Records, Eureka County, Nevada.

EXCEPTING THEREFROM all petroleum, oil, natural gas, and products
derived therefrom reserved in deed from Southern Pacific Land
Company, recorded March 9, 1950, in Book 24, Page 42, Deed
Records, Eureka County Nevada.

thence along said right-of-way, from a tangent bearing
N. 3°20'48" W., on a curve to the right, with a radius
of 3900 feet, through a central angle of 10°51'10",
an arc distance of 740.99 feet to Corner No. 5,
E., 515.24 feet to Corner No. 6,
thence continuing along said right-of-way N. 7°32'22"
thence continuing along said right-of-way, from a
tangent bearing of the last described course, on a
curve to the left with a radius of 3100 feet, through
a central angle of 20°24'10", an arc distance of
1103.99 feet to Corner No. 7,
thence continuing along said right-of-way N. 12°51'48"
N., 1055.56 feet to Corner No. 1, the Point of
Beginning.

LAND OFFICE
BUREAU OF LANDS
WASHINGTON
D.C. 20250

Section 17: All that portion lying easterly of the
TOWNSHIP 13 NORTH, RANGE 52 EAST, M.D.B.M.

PARCEL 8: (ELKO AND BUREKA COUNTIES)

Records, Elko County, Nevada.
recorded January 20, 1976, in Book 224, Page 526, Official
said land reserved by Occidental Land and Development Corporation, in deed
together with all geothermal steam and steam power in and under
gas rights and other hydrocarbons, by whatsoever name known,
EXCEPTING THEREFROM all oil, oil rights, mineral rights, natural
Corner No. 1, the point of beginning.

thence N. 89°47.00' W., 1558.00 feet along
the southerly line of said Section 33 to

Section 33,
being on the said southerly line of said
thence S. 14°22.44' W., 1038.27 feet along
the existing Humboldt River to Corner No. 4,

the existing Humboldt
River,
3, being a point in the existing Humboldt
the Southern Pacific Railroad to Corner No.
along the said southeasterly right-of-way of
9°58.23', for an arc length of 513.92 feet
2952.49 feet through a central angle of
E., on a curve to the left, with a radius of
thence from a tangent bearing N. 62°23.41'

No. 2,
said Southern Pacific right-of-way to Corner
thence N. 62°23.41' E., 1561.10 feet along

the Southern Pacific Railroad,
being on the southeasterly right-of-way of
to corner No. 1, the true point of beginning,
along the southerly line of said Section 33
33, thence S. 89°47.00' E., 1094.97 feet
Commencing at the SW corner of said Section

Section 33: A parcel of land located in the S 1/2 SW
1/4, more particularly described as follows:

TOWNSHIP 13 NORTH, RANGE 52 EAST, M.D.B.M.

PARCEL 7: (ELKO COUNTY)

thence North 89°47.00' West 1340.01 feet along the north line of
said Section 4 to Corner No. 1, the point of beginning.

THE OFFICE
OF THE CLERK
COUNTY OF EUREKA
EUREKA, NEVADA

Section 6: That portion of the SE 1/4 SW 1/4 lying
northerly of the center line of Nevada State
TOWNSHIP 31 NORTH, RANGE 52 EAST, M.D.B.L.M.

County, Nevada.
November 20, 1963, in Book 27, Page 76, Deed Records, Eureka
and to any and all other mineral rights reserved by Eureka
Livestock Company, a co-partnership, et al, in deed recorded
FURTHER EXCEPTING THEREFROM an undivided one-half interest in
Eureka County, Nevada.
EXCEPTING THEREFROM all petroleum, oil, natural gas, and products
derived therefrom reserved by Southern Pacific Land Company in
deed recorded March 9, 1950, in Book 24, Page 42, Deed Records,
Eureka County, Nevada.
as the same is now constructed.

Section 1: That portion lying easterly and northerly of
the center line of Nevada State Highway 51,
TOWNSHIP 31 NORTH, RANGE 51 EAST, M.D.B.L.M.

PARCEL 9: (EUREKA COUNTY)

County, Nevada.
March 10, 1982, in Book 101, Page 44, Official Records, Eureka
Page 312, Official Records, Eureka County, Nevada, and recorded
husband wife, in deeds recorded February 22, 1982, in Book 283,
under said land reserved by Melvin R. Jones and Rachel S. Jones,
every kind and nature whatsoever including geothermal, in and
to all mineral interest, coal, oil, gas and other minerals of
FURTHER EXCEPTING THEREFROM all of the grantors interest in and
Eureka County, Nevada.
Eureka County, Nevada, and in Book 28, Page 537, Official Records,
recorded April 29, 1969, in Book 109, Page 68, Official Records,
within said land, reserved by Allen T. Griffin, et al, in deed
nature whatsoever existing upon, beneath the surface of, or
to all coal, oil, gas and other minerals of every kind and
FURTHER EXCEPTING THEREFROM an undivided one-half interest in and
1954, in Book 24, Page 378, Deed Records, Eureka County, Nevada.
Page 449, Deed Records, Eureka County, Nevada, and November 12,
State of Nevada by deed recorded October 21, 1954, in Book 66,
EXCEPTING THEREFROM that portion of said land conveyed to the

Section 20: That portion of W 1/2 NW 1/4; NW 1/4 SW 1/4
lying easterly of the easterly boundary line
of the Western Pacific Railway Company's
right-of-way.
easterly boundary line of the Western
Pacific Railway Company's right-of-way.

STATE AND NATIONAL
CHARTERED
SURVEYORS
ASSOCIATION
OF NEVADA

Beginning at the northwesterly corner of said parcel, a point on the easterly right-of-way line of that public highway described in Book 24, pages 307-309, Eureka County Deeds (Parcel No. 4), a 6-inch redwood fence post set in right-of-way fence from which the NW corner of Section 4 T. 30 N., R. 52 E., M.D.B.M., bears N 0°19'53" E., 5961.71 feet as Corner No. 1, the point of beginning.

Also a portion of land in the NE 1/4 NE 1/4 of Section 8 and the W 1/2, Section 9, T. 30 N., R. 52 E., M.D.B.M., Eureka County, Nevada, more particularly described as follows:

The SW 1/4 of Section 5, and those portions of the N 1/2 and the SE 1/4 of Section 5, Section 8, the W 1/2 of Section 9, and the W 1/2 NW 1/4 of Section 16, all in Township 30 North, Range 52 East, lying westerly of the Nevada State Highway No. 51.

EXCEPTING THEREFROM those portions of said land conveyed to Roy Shurtz and Lisa Shurtz, husband and wife, by deed recorded March 14, 1979, in Book 69, page 259, Official Records, Eureka County, Nevada, more particularly described as follows:

Section 5: All
Section 8: All
Section 9: All
Section 16: W 1/2 NW 1/4

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

PARCEL 10: (EUREKA COUNTY)

Page 331, Official Records, Eureka County, Nevada. husband and wife, in deed recorded March 31, 1979, in Book 70, under said land reserved by Helvin R. Jones and Rachel S. Jones, Grantors right, title and interest of all mineral rights in and

Section 7: That portion lying easterly and northerly of Highway 51 as the same is now constructed.

Section 17: That portion of the W 1/2 lying easterly and northerly of the center line of Nevada State Highway 51 as the same is now constructed.

Section 18: That portion of the E 1/2 NE 1/4 and NE 1/4 SE 1/4 lying easterly and northerly of the center line of Nevada State Highway 51 as the same is now constructed.

FURTHER EXCEPTING FROM all of parcel 9 an undivided one-half of

THIS OFFICE
RECORDS
SECTION 29
TOWNSHIP 32 NORTH, RANGE 52 EAST, M.D.B.M.

Section 29: All

TOWNSHIP 32 NORTH, RANGE 52 EAST, M.D.B.M.

Section 5: N 1/2 NW 1/4

TOWNSHIP 31 NORTH, RANGE 52 EAST, M.D.B.M.

PARCEL 111 (EUREKA COUNTY)

FURTHER EXCEPTING FROM all of parcel 10 except Section 8 and the NW 1/2 of Section 16, Township 30 North, Range 52 East, all undivided one-half interest of all of the Grants right, title and interest in and to all mineral rights in and under said land reserved by Oscar Rudnick, et al, in deed recorded November 4, 1955, in Book 24, Page 478, Deed Records, Eureka County, Nevada. EXCEPTING FROM all of parcel 10 except section 8 and the W 1/2 NW 1/4 of Section 16, Township 30 North, Range 52 East, all petroleum, oil, natural gas and products derived therefrom in and under said land, reserved by Southern Pacific Land Company in deed recorded March 9, 1950, in Book 24, Page 42, Deed Records, Eureka County, Nevada.

Section 27: W 1/2

thence S. 80°36'01" E., 1504.64 feet to corner No. 2, a 6-inch redwood fence post, thence S. 1°44'13" E., 973.27 feet to corner No. 3, a 6-foot steel fence post, thence S. 31°30'33" W., 2530.71 feet to corner No. 4, a point on the easterly right-of-way line of the above-referred highway, a 6-foot steel fence post, thence along said right-of-way, from a tangent bearing N. 3°20'48" W., on a curve to the right, with a radius of 3900 feet, through a central angle of 10°53'10", an arc distance of 740.99 feet to corner No. 5, thence continuing along said right-of-way N. 7°32'22" E., 515.24 feet to corner No. 6, thence continuing along said right-of-way from a tangent bearing on the last described course, on a curve to the left, with a radius of 3100 feet, through a central angle of 20°24'10", an arc distance of 1103.99 feet to corner No. 7, thence continuing along said right-of-way N. 12°51'48" W., 1055.56 feet to corner No. 1, the point of beginning.

TOGETHER with all springs, wells, water rights and stockwater rights used in conjunction with the public lands.

TOGETHER with all water rights decreed to said lands or any portion thereof pursuant to the Decree entered in Case Number 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 System and Tributaries". Proof Number 00223, Proof Number 00225 and Proof Number 00226 as set out in the Blue Book edition of "The Humboldt River Adjudication - 1923-1938".

TOGETHER with all springs, wells, water, water rights and stockwater rights applied for, appropriated for, appurtenant to or decreed to said lands, or any portion thereof; all 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, facilities, troughs, tanks, pump reservoirs, ponds and other stockwater improvements on said lands.

TOGETHER with all and singular the tenements, hereditaments, easements and appurtenances thereto belonging or in anywise accruing, and the reversions, remainders, rents, issues and profits thereof;

TOGETHER with all buildings, fences, and other improvements thereon;

EXCEPTING FROM all of the above described parcels, all lands lying within the boundaries of the Southern Pacific Railroad and the Western Pacific Railroad rights-of-way.

FURTHER EXCEPTING THEREFROM an undivided one-half interest in and to all oil, gas, mineral, gravel or diatomaceous earth rights in and under said land reserved by Julian Tomera and Malissa Tomera, husband and wife, in deed recorded February 22, 1972, in Book 41, Page 402, Official Records, Eureka County, Nevada.

EXCEPTING THEREFROM an undivided one-half interest of all of the Grants, right, title and interest in and to coal, oil and other minerals of every kind and nature whatsoever in and under said land reserved by Pete Eila and Leone Eila, husband and wife, in deed recorded October 24, 1956, in Book 25, Page 66, Deed Records, Eureka County, Nevada.

BOOK 242 PAGES 11

RECORDS & DEEDS DEPT.
CLERK OF SUPERIOR COURT
CARRIS, NEVADA

EXCEPTING THEREFROM the transfer by these presents all mineral lands should any such be found to exist in the tract 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, Eiko County, Nevada.

- Section 14: 5%
- Section 23: All
- Section 24: All
- Section 25: All
- Section 33: All
- Section 35: All

TOWNSHIP 21 NORTH, RANGE 52 EAST, NEBAM

That the grantors, for and in consideration of the sum of TEN DOLLARS (\$10.00), lawfully, current money of the United States of America, to them in hand paid by the said grantee, the receipt whereof is hereby acknowledged, do by these presents grant, bargain, sell, convey and confirm an undivided thirty-five (35) 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 Eiko and Eureka, State of Nevada, and more particularly described as follows:

W I T N E S S E T H :

CHESTINE COOK, husband and wife, grantors, of La Mesa, California; and JULIAN TORERA RANCHES, INC., STONE HOUSE DIVISION, a Nevada corporation, of Carlin, Nevada, grantees;

Witness my hand and seal of office, this 19th day of February, 1922, at Carson City, Nevada.

MR. FRANKLIN BERRY COOK and
MRS. CHESTINE COOK

GRANT, BARGAIN AND SALE DEED

140278

H17033 RS
PPT'S 3770

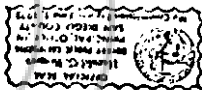
143356

EUREKA COUNTY, NEVADA
M.N. REBALLET, RECORDER
FILE NO. *32*
FEE \$7.00

BOOK 242 PAGE 503
OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
Charles G. Morrison
92 DEC -9 AIO:25



BOOK 232 PAGE 52



NOTARY PUBLIC
Howard H. Rogers

FRANKLIN BERRY COOK

On this 15th day of Feb, 1992, personally
appeared before me, a Notary Public, FRANKLIN BERRY COOK and
CHESTINE COOK, known to me to be said persons, who acknowledged
that they executed the foregoing instrument.

APR 05-040-03-5

Pine Valley Route
Carlin, NV 89822

GRANTEE'S ADDRESS:

Franklin Berry Cook
FRANKLIN BERRY COOK AKA FRANKLIN BERRY COOK
Franklin Berry Cook
CHESTINE COOK

hands as of the day and year first hereinabove written.

IN WITNESS WHEREOF, the said grantors have hereunto set their

successors and assigns of the grantee forever.

together with the appurtenances unto the said grantee, and to the

TO HAVE AND TO HOLD, all and singular, the said premises,

remainers, rents, issues and profits thereof.

appertaining, the reversion and reversions, remainder and

appurtenances thereunto belonging or in anywise

TOGETHER WITH the tenements, hereditaments and

thereon.

TOGETHER WITH all buildings and improvements situate

375, EIKO COUNTY, NEVADA.

862), as recorded in Book 8 of Patent Records at Page

limitations of the Act of December 29, 1916 (30 Stat.,

and removed the same pursuant to the provisions and

patented, together with the right to prospect for, mine

the coal and other minerals in the lands so entered and

FURTHER EXCEPTING AND RESERVING to the United States all