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CL KAREN VASQUEZ

DEPT. J. O'Attane

CASE NO. 25074

DEPT. NO. 2

IN THE FOURTH JUDICIAL DISTRICT COURT
OF THE STATE OF NEVADA IN AND FOR THE COUNTY OF ELKO

TEHAMA HOLDINGS, INC.,
a Nevada corporation,

Plaintiff,

vs.

NOTICE OF PENDANCY

OF ACTION

(NOTICE OF LIS PENDENS)

CRESCENT VALLEY RANCH AND FARMS; NEVADA

TITLE GUARANTEE; HJ BUCHEANU and ELSIE

BUCHEANU; GRACE C. ARNOLD; JOHN PATRICK

ARNOLD; ROBERT C. ARNOLD; MAXINE HOLMS;

CRESCENT VALLEY RANCH AND FARMS and

ASSOCIATED VENTURES OF NEVADA, INC.;

ARTHUR Z. SELTZER; AUGUST I. DAMON;

ELIZABETH DAMON; AARON MOYER; GERALDINE

MOYER; FLORENCE BERENEY; HOUSTON A.

SNIDOW; HORACE D. ORE; MARY ORE; BEOWAME

FARMS, INC.; RALPH G. SEIBLY; ELIZABETH

SEIBLY; ASSOCIATED VENTURES OF NEVADA,

INC.; ART M. YAN and FAY YAN, husband

and wife; SAM L. PRIESTER and MRS. SAM L.

PRIESTER; CRESCENT VALLEY RANCH and FARMS;

SECURITY, INC.; ASSOCIATED VENTURES OF

NEVADA, INC.; HELEN LYON; JOHN DOES 1-10,

Defendants.

Notice is hereby given that an action has been filed by
Plaintiff above-named to Quiet Title to real property located in
the County of Eureka and in the County of Lander, State of Nevada

WHEN RECORDED, MAIL TO:

1

Gregory S. Corn

Chartered

COUNSELOR AT LAW
575 FIFTH STREET - ELKO, NEVADA 89801

BOOK 248 PAGE 001

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1 and more particularly described as to Eureka County on that

2 document appearing of record in the Official Records of the County

3 of Eureka, Nevada in Book 246 commencing at Page 144 as Document

4 No. 144882 and as to the real property located in Lander County

5 more fully described in a document recorded in Book 392 commencing

6 at Page 284 as Document No. 183587, Official Records of Lander

7 County, Nevada which legal descriptions as to Eureka and Lander

8 County real properties appear on the within referenced recorded

9 documents which are each entitled Grant Deed to corporation and

10 which are collectively marked Exhibit "A" as to Eureka County real

11 properties consisting of three (3) pages and Exhibit "B" as to

12 Lander County real properties and consisting of two (2) pages.

13 The purpose of said cause of action is to Quiet Title in the

14 exclusive name of Plaintiff and against all Defendants named in the

15 within referenced cause of action.

16 DATED this 18 day of May, 1993.

[Handwritten signature]

17 GREGORY D. CORN, ESQUIRE

18 GREGORY D. CORN, CHARTERED

19 575 Fifth Street

20 ELKO, NV 89801

21 Attorney for Plaintiff

Gregory D. Corn

Chartered

COUNSELOR AT LAW

575 FIFTH STREET - ELKO, NEVADA 89801

BOOK 248 PAGE 002

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3770 3770

Grantee's Address:

Tohama Holdings, Inc.
100 W. Grove Street
Suite 125
Reno, Nevada 89509

144882

GRANT DEED TO CORPORATION

For the consideration of TEN DOLLARS (\$10.00), lawful money of the United States of America, and other valuable consideration, the receipt whereof is hereby acknowledged, VIRGINIA SELTZER, a widow, herein referred to as grantor, does hereby grant, bargain and sell to Tohama Holdings, Inc., a corporation organized and existing under the laws of the State of Nevada, the address of which is 100 W. Grove Street, Suite 125, Reno, Nevada 89509, herein referred to as grantee, and to its successors and assigns, the property and premises located in the County of Eureka, State of Nevada, described as follows:

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

PARCEL 1: Lots 1 and 2 in Block 6, (A.P.N. #2-021-09); Lot 1, Block 8, (A.P.N. #2-014-05); Lots 15 and 16 in Block 9, (A.P.N. #2-017-11); Lot 26 in Block 9, (A.P.N. #2-017-06); Lots 5 and 6, in Block 10, (A.P.N. #2-019-08); Lot 9 in Block 13, (A.P.N. #2-033-01); Lot 4 in Block 33, (A.P.N. #2-044-01); Lot 3 in Block 34, (A.P.N. #2-045-02); and Lots 8 and 9 in Block 38, (A.P.N. #2-047-07), all in the Crescent Valley Ranch and Farms Unit Number 1 as shown on the official map thereof filed in the office of the County Recorder of Eureka County, Nevada on April 6, 1959, as file number 34081.

The Northeast one-quarter (1/4) (A.P.N. #5-410-05) and the South half of the Southeast quarter (A.P.N. #5-410-10) of Section 21, Township 29 North, Range 48 East, MDB&M. The Northwest one-quarter (1/4); the Southeast one-quarter (1/4) of the Northeast one-quarter (1/4); the Northeast one-quarter (1/4) of the Northeast one-quarter (1/4); the Northeast one-quarter (1/4) of the Southwest one-quarter (1/4); and the South one-half (1/2) of the Southwest one-quarter (1/4) of Section 35, Township 30 North, Range 48 East, MDB&M (A.P.N. #5-180-35).

PARCEL 3:

PARCEL 2:

PARCEL 1:

BOOK 248 PAGE 03

BOOK 248 PAGE 14

EXHIBIT B

PARCEL 41

The Northeast one-quarter (1/4) of the Southeast one-quarter (1/4) and the South one-half (1/2) of the Southeast one-quarter (1/4) of Section 31, Township 29N, Range 49E, MDB&M (A.P.N. #5-700-01).

PARCEL 5:

The Southeast one-quarter (1/4) of the Southwest one-quarter (1/4) of Section 21, Township 31N, Range 48E, MDB&M (A.P.N. #5-040-09).

All forty (40) or larger acre parcels or lots are located in the State of Nevada, County of Esmeralda.

Together with all buildings and improvements thereon.

SUBJECT TO: All taxes and other assessments, reservations, exceptions, and all easements, rights of way, liens, leases, contracts, surveys, covenants, conditions and restrictions, as may appear of record.

TOGETHER WITH the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

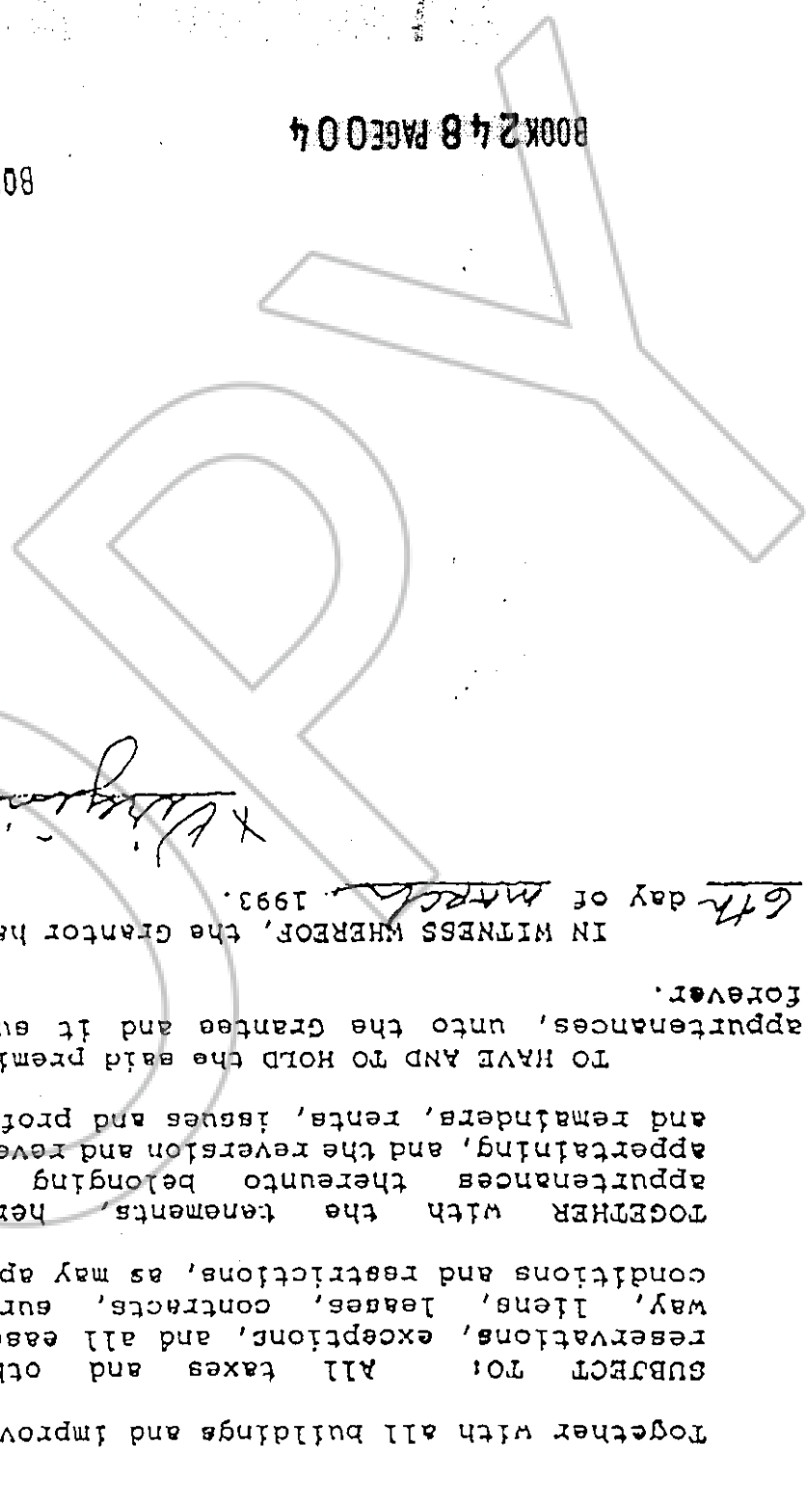
TO HAVE AND TO HOLD the said premises, together with the appurtenances, unto the Grantee and its successors and assigns, forever.

IN WITNESS WHEREOF, the Grantor has signed this deed the 6th day of March, 1993.

[Handwritten Signature]

BOOK 248 PAGE 004

BOOK 248 PAGE 145



RPT: #37.70
41806 SE

Exhibit

B BK 392pc284

Grantee's Address:

Tehama Holdings, Inc.
100 W. Grove Street
Suite 125
Reno, Nevada 89509

GRANT DEED TO CORPORATION

For the consideration of TEN DOLLARS (\$10.00), lawful money of the United States of America, and other valuable consideration, the receipt whereof is hereby acknowledged, VIRGINIA SELTZER, a widow, herein referred to as Grantor, does hereby grant, bargain and sell to Tehama Holdings, Inc., a corporation organized and existing under the laws of the state of Nevada, the address of which is 100 W. Grove Street, Suite 125, Reno, Nevada 89509, herein referred to as Grantee, and to its successors and assigns, the property and premises located in the County of Lander, State of Nevada, described as follows:

PARCEL 1: (A.P.N. #7-060-58)

The North one-half (1/2) of the Northwest one-quarter (1/4) of Section 33, Township 30N, Range 47E, Space MDB&M, being eighty (80) acres.

PARCEL 2: (A.P.N. #7-120-07)

The East one-half (1/2) of the Southeast one-quarter (1/4) of Section 11, Township 30, Range 47E, MDB&M, containing eighty (80) acres.

PARCEL 3: (A.P.N. #7-250-45)

The West one-half (1/2) of Section 31, Township 29, Range 48, MDB&M, containing three hundred twenty (320) acres.

Together with all buildings and improvements thereon.

SUBJECT TO: All taxes and other assessments, reservations, exceptions, and all easements, rights of way, liens, leases, contracts, surveys, covenants, conditions and restrictions, as may appear of record.

BOOK 248 PAGE 06

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. TO HAVE AND TO HOLD the said premises, together with the appurtenances, unto the grantee and its successors and assigns, forever.

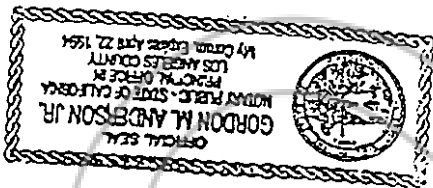
IN WITNESS WHEREOF, the grantor has signed this deed the 6th day of March, 1993.

Virginia Seltzer

STATE OF CALIFORNIA)
COUNTY OF Los Angeles)
SS.)

on March 6, 1993, personally appeared before me, a Notary Public, Virginia Seltzer, personally known, (or proved) to me to be the person whose names is subscribed to the above instrument who acknowledged that she executed the above instrument.

Gordon M. Anderson Jr.
NOTARY PUBLIC



BOOK 248
PAGE 001
OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
Gregory O. Corn
93 MAY 28 P2:46

EUREKA COUNTY, NEVADA
M.N. REBALZATI, RECORDER
FILE NO.
FEES \$ 11.00

145642

183587

BOOK 248 PAGE 007

RECORDS
LASTED
RECORDS
Full American Title Co
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RAYE
NEVADA
FEE \$ 2