

154475

GRANT, BARGAIN AND SALE DEED

FOR VALUABLE CONSIDERATION RECEIVED, Daniel H. Russell and

Roberta A. Russell, herein referred to as "Grantors", grant, bargain and sell to THOMAS L. BELAUSTEGUI, an unmarried man, his heirs and assigns, hereinafter referred to as "Grantee", accordingly, forever, the ranch property located in the unincorporated area of Eureka County, State of Nevada, described as follows:

The land referred to herein is situated in the State of Nevada, County of EUREKA, described as follows:

TOWNSHIP 19 NORTH, RANGE 54 EAST, M.D.B.&M.

- Section 2: SW1/4, SW1/4;
- Section 3: S1/2, SE1/4; SE1/4, SW1/4;

TOWNSHIP 20 NORTH, RANGE 54 EAST, M.D.B.&M.

- Section 3: Lot 5 (SW1/4,NW1/4)
- Section 4: S1/2, NE1/4;
- Section 5: W1/2,SW1/4;
- Section 9: S1/2,NE1/4; SE1/4,NW1/4; NE1/4,SW1/4;
- Section 10: SE1/4,NW1/4; Lot 2 (SW1/4,NW1/4);
- Section 15: W1/2,SW1/4;
- Section 16: E1/2,SE1/4;
- Section 17: S1/2,SE1/4; SE1/4,SW1/4;
- Section 20: NW1/4,NE1/4; NE1/4,NW1/4;
- Section 21: S1/2,NE1/4; N1/2,NW1/4; SE1/4,NW1/4; N1/2,SE1/4; SE1/4,SE1/4;
- Section 22: S1/2,NE1/4; NW1/4,NW1/4; SE1/4,NW1/4;
- Section 23: SW1/4,NE1/4;
- Section 24: NW1/4,SW1/4;
- Section 25: NW1/4,NE1/4; N1/2,NW1/4; N1/2,SW1/4; SE1/4,SW1/4;
- Section 26: S1/2,NE1/4; N1/2,SE1/4; N1/2,SW1/4;
- Section 27: SW1/4,NE1/4; NW1/4,NW1/4; SE1/4,NW1/4; NE1/4,SE1/4;
- Section 28: NE1/4,NE1/4; S1/2,NW1/4; NW1/4,SE1/4; SE1/4,SE1/4;
- Section 29: NE1/4,SW1/4; SW1/4,SW1/4;
- Section 34: SW1/4,NE1/4; NW1/4,NW1/4; SE1/4,NW1/4;

TOWNSHIP 21 NORTH, RANGE 54 EAST, M.D.B.&M.

- Section 23: N1/2,SE1/4; N1/2,SW1/4;
- Section 34: S1/2, SE1/4;
- Section 35: N1/2,SE1/4; S1/2,SW1/4;

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X.W.

EXCEPTING FROM Parcels 1, 2 and 3, an undivided fifty percent (50%) interest in and to all gas, oil and mineral rights lying in and under said land, as reserved by MARIA TERESA LABARRY, et al, in Deed recorded January 5, 1973, in Book 44, Page 222, Official Records, Eureka County, Nevada.

FURTHER EXCEPTING FROM Section 23, Township 21 North, Range 54 East, M.D.B.&M., all gas, oil and mineral rights lying in and under said land as reserved by Bill Harris and Rosalyn Harris, in deed recorded March 22, 1976, in Book 54, Page 208, Official Records, Eureka County, Nevada.

Together with the following on or appurtenant to each parcel:

All buildings, and real property fixtures of Grantors thereon.

All springs, wells, water, water rights and stockwater rights applied for, appropriated for, appurtenant to or decreed to said land, 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 conveyed herein, including, but not limited to, the following described sources:

SOURCE NAME	APPL. NO.	CERT. NO.
Preston Creek	1937	43
Mattel Creek	1958	42
Cottonwood Creek (Red Rock Springs)	2289/2157	165
Higren Canyon Spring	2789	307
Hog Bank Spring	2855	308
Sheep Canyon Springs	5160	1012
Mahogany Spring	8339	1639
Cottonwood Canyon Spring & Creek (South Branch)	8813	2021
Saw Mill Spring & Creek	8814	2022
Cottonwood Spring & Creek (Main Branch)	8815	2023
Dipping Corral Spring	8995	2024
Rock Spring	5837	717

All easements, rights of way and licenses appurtenant to or used in conjunction with said land.

All corrals, fences, stockwater troughs, water tanks, and pipelines and stockwater and domestic water systems on said lands.

All right, title, interest and estate Grantors have in and to all geothermal resources, (including, but not limited to, barium sulfate, uranium, fissionable materials, metals, and other minerals), existing upon, beneath the surface of, or within the above described lands, and all mines thereof, with all leases of Grantor's interest therein, and all rentals, royalties, and other future consideration payable to Grantors therefor.

All right, title, and interest which Grantor may have in to grazing privileges administered by the Bureau of Land Management, Department of the Interior, consisting exclusively of the Black Point Allotment (Allotment No. 10032) and consisting of a grazing preference on public lands to the extent of 6,619 total AUMS, 1,806 Suspended AUMS, and 4,813 active AUMS.

1471	7548	Monroe Spring No. 2
1472	7549	Magnum Spring No. 2
1640	7605	Black Point Springs
2079	7606	Pedrol Creek - Ditch No. 1
2080	7607	Pedrol Creek - Ditch No. 2
4145	13198	South Well
4146	13200	Middle Well
4147	13580	Stock Well
		Rock Spring (also Appl.5837)
		Monroe Spring
		Little Willow Spring
		Hildebrand Creek
		Torre Creek
		Bank Ranch Spring
		PROOF NO.
01316		
01327		
01329		
02884		
02888		
02889		

RESERVING:

To Grantors any and all Federal grazing privileges which may include as base property the property conveyed herein, save and except those specific privileges in the Black Point Allotment conveyed herein.

SUBJECT TO:

1. All conditions, encroachments, planning, codes, laws, zoning, ordinances, restrictions and regulations, if any, which apply to the property.

2. All legal and valid rights of way, easements, licenses, privileges, reservations, oil and gas leases and mineral leases set forth in that certain Preliminary Title Report (Order No. 94210869 )

3. Agricultural use property tax assessment under the so-called "Greenbelt" agricultural property tax law of Nevada.

4. Any mining claims, mill site, tunnel claims on the property.

TO HAVE AND TO HOLD the property, together with the appurtenances, to the Grantee, as separate property, and his heirs and assigns, accordingly, forever.

Signed this 20th day of July, 1994

GRANTORS

*Daniel H. Russell*

Daniel H. Russell

*Roberta A. Russell*

Roberta A. Russell



State of California  
County of Sacramento

On July 20, 1994 before me, Pamela S. Kessell, Notary  
DATE NAME, TITLE OF OFFICER - E.G., JANE DOE, NOTARY PUBLIC

personally appeared David H. Russell and Roberta A. Russell  
NAME(S) OF SIGNER(S)

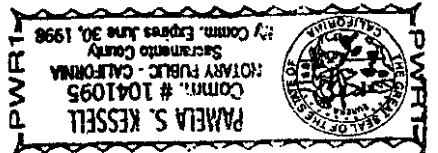
personally known to me - OR -  proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

SIGNATURE OF NOTARY

Pamela S. Kessell



**OPTIONAL SECTION**  
CAPACITY CLAIMED BY SIGNER  
Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the document.

INDIVIDUAL  
 CORPORATE OFFICER(S)

PARTNER(S)  LIMITED  
 GENERAL

ATTORNEY-IN-FACT

TRUSTEE(S)

GUARDIAN/CONSERVATOR

OTHER:

**SIGNER IS REPRESENTING:**

NAME OF PERSON(S) OR ENTITY(IES)

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT:

TITLE OR TYPE OF DOCUMENT

NUMBER OF PAGES

DATE OF DOCUMENT

SIGNER(S) OTHER THAN NAMED ABOVE

Though the data requested here is not required by law, it could prevent fraudulent reattachment of this form.

BOOK 273 PAGE 461  
OFFICIAL RECORDS  
RECORDED AT THE REQUEST OF  
Stewart Title Co.  
94 AUG - 1 PM 4: 25  
EUREKA COUNTY NEVADA  
M.N. REBALCATTI, RECORDER  
FILE NO. 151475  
FEES 11.00

BOOK 273 PAGE 465

DECLARATION OF VALUE

Recording Date 8-1-94 Book 273 Page 461 Instrument # 154475

Full Value of Property Interest Conveyed \$ 300,000.00

Less Assumed Liens & Encumbrances -

Taxable Value (NRS 375.010, Section 4) \$ 300,000.00

Real Property Transfer Tax Due \$ 468.00

If exempt, state reason. NRS 375.090, Section 4 Explain: \_\_\_\_\_

INDIVIDUAL

Under penalty of perjury, I hereby declare that the above statements are correct.

Signature of Declarant

Name (Please Print)

Address

City State Zip

Under penalty of perjury, I hereby declare that the above statements are correct to the best of my knowledge based upon the information available to me in the documents contained in the escrow file.

Signature of Declarant

PAM AGUIRRE

Name (Please Print)

Escrow Number 94108609

FRONTIER TITLE COMPANY

Firm Name

445 Fifth Street

Address

Elko, Nevada 89801

State

City Zip

Tax paid for the above transfer on per NRS 375.030, Section 3.

Aug 157 19 94

Signature of Recorder or Representative

Lina de Stegouray