

c/o VAUGHAN & HULL, Ltd.
(HAND DELIVER)

155424

GRANT, BARGAIN AND SALE DEED

FOR VALUABLE CONSIDERATION RECEIVED, DANIEL H. RUSSELL and ROBERTA A. RUSSELL, husband and wife, grantors, grant, bargain and sell to DANIEL FARMS, INC., a Nevada corporation, Grantee, the ranch property located in the Counties of Eureka and Lander, State of Nevada, described as follows:

PARCEL 1 (Eureka County):

TOWNSHIP 20 NORTH, RANGE 49 EAST, MDB&M

Section 8: N1/2SE1/4
Section 9: SW1/4
Section 15: S1/2NW1/4; N1/2SW1/4; NW1/4SE1/4
Section 16: NE1/4; NE1/4NW1/4

EXCEPTING from the S1/2NW1/4; N1/2SW1/4; NW1/4SE1/4 of Section 15, all the oil and gas, potash and sodium lying in and under said land as reserved by THE UNITED STATES OF AMERICA by Patent recorded December 2, 1965 in Book 9, Page 195, Official Records, Eureka County, Nevada.

FURTHER EXCEPTING THEREFROM one-half (1/2) of all oil, gas or other mineral rights of any name or nature owned by the Sellers on June 3, 1966, as reserved by PETRINA ETCHEGARAY, et al., in Deed recorded June 20, 1966 in Book 11, Page 37, Official Records, Eureka County, Nevada.

TOWNSHIP 21 NORTH, RANGE 48 EAST, MDB&M

Section 10: NE1/4SW1/4; NW1/4SE1/4; S1/2SE1/4
Section 35: NE1/4SW1/4; NW1/4SE1/4

EXCEPTING THEREFROM an undivided one-half (1/2) interest in and to all petroleum, oil, natural gas or other hydrocarbon substances and any and all other mineral, minerals or mineral rights owned or possessed by the Grantor lying in and under said land as reserved by PETE ETCHEGARAY in Deed recorded May 10, 1965 in Book 7, Page 236, Official Records, Eureka County, Nevada.

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530 IDAHO STREET
P.O. BOX 1420
ELKO, NEVADA 89803

BOOK 277 PAGE 112

94021397

TOWNSHIP 22 NORTH, RANGE 48 EAST, MDB&M

Section 36: W1/2NE1/4; NW1/4SE1/4; Lots 1, 2, 3 and 4

TOWNSHIP 22 NORTH, RANGE 49 EAST, MDB&M

Section 31: Lots 1 and 2

EXCEPTING THEREFROM the W1/2NE1/4, NW1/4SE1/4, and Lots 1, 2 and 3 of Section 36, one-half (1/2) of all oil, gas, or other mineral rights of any name or nature owned by Sellers on June 3, 1966, as reserved by PIETHINA ETCHEGARAY, et al., in Deed recorded June 20, 1966 in Book 11, Page 37, Official Records, Eureka County, Nevada.

EXCEPTING FROM Lot 4 of Section 36, Township 22 North, Range 48 East, MDB&M and Lots 1 and 2 of Section 31, Township 22 North, Range 49 East, MDB&M, all mineral deposits lying in and under said land as reserved by the UNITED STATES OF AMERICA in Patent recorded October 18, 1984 in Book 129, Page 115, Official Records, Eureka County, Nevada.

PARCEL 2 (Lander County):

TOWNSHIP 21 NORTH, RANGE 48 EAST, MDB&M

Section 19: SE1/4SW1/4; S1/2SE1/4
Section 29: N1/2N1/2; S1/2NW1/4; SW1/4NE1/4
Section 30: E1/2NW1/4; NE1/4; NW1/4SE1/4

EXCEPTING THEREFROM an undivided one-half (1/2) interest in and to all petroleum, oil, natural gas or other hydrocarbon substances, and any and all other mineral, minerals or mineral rights owned or possessed by the grantor lying in and under said land as reserved by PETE ETCHEGARAY in Deed recorded April 30, 1965 in Book 7, Page 260, Official Records, Lander County, Nevada.

TOGETHER WITH all buildings, fences and other improvements thereon.

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TOGETHER WITH all and singular the tenements, hereditaments, easements and appurtenances thereunto belonging or in anywise appertaining, and the reversions, remainders, rents, issues and profits thereof.

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, or used by grantor in connection with their use of the public land for grazing of the Santa Fe/Ferguson grazing allotment area; 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:

STOCKWATER RIGHTS

Permit	Certificate	Source
7767	1902	Alma Wood Spring #2
8890	2055	Cottonwood Spring #1
8891	2056	Cottonwood Spring #2
8892	2057	Fagin Spring
8893	2058	Potato Canyon Spring
8894	2059	Snow Water Canyon Spring
7766	2102	Alma Wood Spring #1
1100	4039	Pressure Well
13955	4068	Stock Well #2
11448	4088	Underground
11449	4089	Etcheverry #2
11105	4202	Grub Well
15533	4399	Upper Grub Spring
15534	4400	Grub Canyon Spring #2
43028	---	Underground
44776	---	Leroy's Well

IRRIGATION WATER RIGHTS

Permit	Certificate	Source
4919	1685	Ferguson Spring
13706	4256	Ferguson Spring
13658	5310	Ferguson Creek
13657	5311	Grubb Canyon
13956	5334	Irrigation Well

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TOGETHER WITH all of grantors' right, title, estate or interest in and to all minerals, oil, gas, hydrocarbons, geothermal and other substances owned by grantors, located within the above-described lands.

TOGETHER WITH 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.

SUBJECT TO:

1. All rights-of-way and easements for any existing roads, trails, canals, ditches, dams, diversions, flumes, conduits, pipe or transmission lines, or other purposes in, under, over, through or across said premises.
2. Agricultural use property tax assessment under the so-called "greenbelt" agricultural property tax law of Nevada.
3. All zoning, planning and other governmental rules, regulations, laws and ordinances affecting the property.
4. All reservations, restrictions, rights-of-way, easements and encroachments, if any, affecting the property.
5. Any mining claims, mill sites, or tunnel claims on the property.
6. Taxes which are a lien but not yet delinquent or subject to penalty.

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TO HAVE AND TO HOLD the property, together with the
apportances to the grantee, its successors and assigns, forever.

GRANTORS:

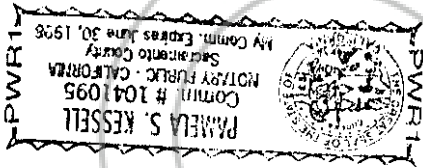
Daniel H. Russell
DANIEL H. RUSSELL

Robert A. Russell
ROBERTA A. RUSSELL

STATE OF California
COUNTY OF Serrano
)
) SS.
)

This instrument was acknowledged before me on
September 12, 1994 by DANIEL H. RUSSELL and ROBERTA A.
~~RUSSELL.~~

Daniel S. Russell
NOTARY PUBLIC



GRANTEES' ADDRESS:
HC 62 Box 132
Fureka, NV 89316

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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)

TITLE(S)

☐ PARTNER(S) ☐ LIMITED

☐ GENERAL

☐ ATTORNEY-IN-FACT

☐ TRUSTEE(S)

☐ GUARDIAN/CONSERVATOR

☐ OTHER:

SIGNER IS REPRESENTING:

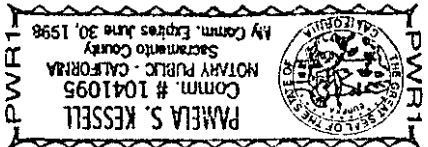
NAME OF PERSON(S) OR ENTITY(IES)

SIGNATURE OF NOTARY

Pamela S. Kessel

WITNESS my hand and official seal.

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.



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

personally appeared

DATE

On 9-28-94 before me,

Pamela S. Kessel

NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

NAME(S) OF SIGNER(S)

State of California }
County of Sacramento }

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT:
Though the data requested here is not required by law, it could prevent fraudulent reattachment of this form.

SIGNER(S) OTHER THAN NAMED ABOVE

NUMBER OF PAGES

DATE OF DOCUMENT

TITLE OR TYPE OF DOCUMENT

OPTIONAL SECTION

BOOK 277 PAGE 117

BOOK 277 PAGE 112
OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
Stewart Smith
94 OCT - 6 PM 2:00
EUREKA COUNTY NEVADA
M.N. REBAL EATL. RECORDER
FILE NO. 155424
FEES 12.00

DECLARATION OF VALUE

Recording Date 10/6/94 Book 277 Page 112 Instrument # 155424

Full Value of Property Interest Conveyed	\$ <u>221,000.00</u>
Less Assumed Liens & Encumbrances	-
Taxable Value (NRS 375.010, Section 4)	\$ <u>221,000.00</u>
Real Property Transfer Tax Due	\$ <u>287.30</u>

If exempt, state reason. NRS 375.090, Section 4

Explain: _____

INDIVIDUAL	ESCROW HOLDER
Under penalty of perjury, I hereby declare that the above statements are correct.	
Signature of Declarant	Signature of Declarant
Name (Please Print)	PAH AGUIRRE
Address	Name (Please Print) <u>9491597</u>
City	Escrow Number
State	FRONTIER TITLE COMPANY
Zip	Firm Name
	445 Fifth Street
	Address
	Elko, Nevada 89801
	City
	State
	Zip

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

Signature of Recorder or Representative