

**GRANT, BARGAIN AND SALE DEED
AND BILL OF SALE**

THIS INDENTURE, made and entered into this 2nd day of May, 1995,

by and between **Donald McNab and Sandra J. McNab**, husband and wife, of Elko, Nevada,

First Parties, and **Donald McNab, and Sandra J. McNab**, the same persons, Second Parties,

W I T N E S S E T H:

That the said First Parties, for and in consideration of the sum of TEN DOLLARS

(\$10.00), lawful money of the United States of America, to them in hand paid by the said

Second Parties, and other good and valuable consideration, receipt whereof is hereby

acknowledged, do by these presents sell, assign, transfer, set over, deliver, grant, bargain, sell

and convey unto the said Second Parties, as community property with right of survivorship, and

not as tenants in common, and to the heirs and assigns of said Second Parties forever, and to

the survivor of them, and to the heirs, executors, administrators and assigns of the survivor, all

that certain real and personal property situate in the County of Eureka, State of Nevada, and

more particularly described as follows:

Parcel 1

Township 26 North, Range 48 East, MDB&M

Section 13: Lot 4; SW $\frac{1}{4}$ SE $\frac{1}{4}$; SW $\frac{1}{4}$ NW $\frac{1}{4}$; N $\frac{1}{2}$ SW $\frac{1}{4}$;
SE $\frac{1}{4}$ SW $\frac{1}{4}$

EXCEPTING THEREFROM all the oil and gas in and under said
land, reserved by the UNITED STATES OF AMERICA, in Patent
recorded March 7, 1967, in Book 18, Page 245, Official Records,
Eureka County, Nevada.

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Parcel 2

Township 24 North, Range 48 East, MDB&M

Section 13: W $\frac{1}{2}$ SW $\frac{1}{4}$; SE $\frac{1}{4}$ SW $\frac{1}{4}$
Section 14: NE $\frac{1}{4}$ SE $\frac{1}{4}$
Section 15: N $\frac{1}{2}$ NW $\frac{1}{4}$; SE $\frac{1}{4}$ NW $\frac{1}{4}$; SW $\frac{1}{4}$ NE $\frac{1}{4}$

Township 25 North, Range 48 East, MDB&M

Section 24: SE $\frac{1}{4}$; E $\frac{1}{2}$ SW $\frac{1}{4}$

Township 24 North, Range 48 $\frac{1}{2}$ East, MDB&M

Section 13: SE $\frac{1}{4}$ NW $\frac{1}{4}$; S $\frac{1}{2}$ NE $\frac{1}{4}$; SE $\frac{1}{4}$
Section 24: N $\frac{1}{2}$ NE $\frac{1}{4}$

Township 25 North, Range 48 $\frac{1}{2}$ East, MDB&M

Section 25: E $\frac{1}{2}$ SW $\frac{1}{4}$; SE $\frac{1}{4}$; Lots 3 and 4
Section 36: N $\frac{1}{2}$ NE $\frac{1}{4}$

Township 24 North, Range 49 East, MDB&M

Section 18: Lots 2, 3, 4; E $\frac{1}{2}$ SW $\frac{1}{4}$
Section 19: NE $\frac{1}{4}$ NW $\frac{1}{4}$; Lot 1

Township 26 North, Range 49 East, MDB&M

Section 6: Lots 6, 7 and 8
Section 7: Lots 1, 2, 3 and 4
Section 18: Lots 1, 2, 3 and 4
Section 19: Lots 1, 2, 3 and 4

EXCEPTING FROM SE $\frac{1}{4}$ NW $\frac{1}{4}$; S $\frac{1}{2}$ NE $\frac{1}{4}$; SE $\frac{1}{4}$; Section 13; N $\frac{1}{2}$ NE $\frac{1}{4}$; Section 24, Township 24 North, Range 48 $\frac{1}{2}$ East, and Lots 2, 3 and 4: E $\frac{1}{2}$ SW $\frac{1}{4}$; Section 18; NE $\frac{1}{4}$ NW $\frac{1}{4}$; Lot 1, Section 19, Township 24 North, Range 49 East, SE $\frac{1}{4}$; E $\frac{1}{2}$ SW $\frac{1}{4}$, Section 24, Township 25 North, Range 48 East; and E $\frac{1}{2}$ SW $\frac{1}{4}$; SE $\frac{1}{4}$; Lots 3 and 4, Section 25; N $\frac{1}{2}$ NE $\frac{1}{4}$; Section 36, Township 25 North, Range 48 $\frac{1}{2}$ East, all coal and other minerals in and under said land, reserved by the United States of America, in Patents recorded in Book 20, Page 400, and Book 21, Page 307, Deed Records, Eureka County, Nevada.

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Parcel 3

Township 24 North, Range 48 East, MDB&M

Section 10: W $\frac{1}{2}$ NE $\frac{1}{4}$

Parcel 4

Township 24 North, Range 48 East, MDB&M

Section 13: S $\frac{1}{2}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$
Section 24: N $\frac{1}{2}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$

Township 26 North, Range 48 East, MDB&M

Section 13: SW $\frac{1}{4}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$

Township 26 North, Range 49 East, MDB&M

Section 30: Lot 1; N $\frac{1}{2}$ of Lot 6

EXCEPTING FROM SW $\frac{1}{4}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$, Section 13, Township 26 North, Range 48 East; and Lot 1; N $\frac{1}{2}$ of Lot 6, Section 30, Township 26 North, Range 49 East, all oil and gas in and under said land, reserved by the United States of America, in Patent recorded November 7, 1974, in Book 50, Page 246, Official Records, Eureka County, Nevada.

EXCEPTING FROM S $\frac{1}{2}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$, Section 13; N $\frac{1}{2}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$ Section 24, Township 24 North, Range 48 East, all the geothermal steam and associated resources in and under said land, reserved by the United States of America, in Patent recorded November 7, 1974, in Book 50, Page 246, Official Records, Eureka County, Nevada.

FURTHER EXCEPTING FROM Parcels 1, 2 and 3, an undivided 50% interest into any and all mineral rights, oil or gas owned by the Seller, in and under said land reserved by Walter E. Baumann and Jeanette Baumann, in Deed recorded May 5, 1977, in Book 59, Page 60, Official Records, Eureka County, Nevada.

FURTHER EXCEPTING FROM Parcels 1, 2, 3 and 4 an undivided one-half interest in and to all of Walter E. Baumann's right, title and interest in and to all coal, oil, gas and minerals of every kind and nature whatsoever and geothermal rights, lying in

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and under said land as reserved in Deed recorded August 9, 1988, in Book 182, Page 150, Official Records, Eureka County, Nevada.

TOGETHER WITH all buildings, fences, gates, corrals, and other structures and improvements situate thereon or used in connection with any or all of the above parcels.

TOGETHER WITH all water, water rights, dams, ditches, canals, pipelines, headgates, diversions, reservoirs, springs, wells, pumps, pumping stations, rights of way, easements and all other means for the diversion or use of water appurtenant to the said property or any part thereof, or now or hereafter used or enjoyed in connection therewith, for irrigation, stockwatering, domestic or any other use, or drainage of all or any part of said lands, including vested water rights, permitted water rights, decreed water rights and certificated water rights arising under the laws of the State of Nevada, together with all certificates of appropriation, applications, proofs, permits and maps relating to such water and water rights which are appurtenant to any or all of the above described parcels of real property or any part thereof, or used or enjoyed in connection therewith.

TOGETHER WITH all stockwatering rights vested, decreed, certificated or permitted now or heretofore or hereafter used in connection with the use of said land or public domain grazing lands, including all stockwatering sources located on the above-described real property or on any public domain or other lands, but used in connection with the foregoing described lands or the grazing permits, rights and privileges described herein.

TOGETHER WITH all BLM grazing privileges consisting of approximately 5,600 AUM's active use, and 25 AUM's suspended non-use, comprising First Party's federal range permit in the Grass Valley, Buckhorn and Horse Ranch Allotments and Keystone Seeding.

TOGETHER WITH the tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, in connection with any or all of the above parcels.

TOGETHER WITH all livestock, vehicles, equipment and all tangible and intangible household property and personal effects.

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TO HAVE AND TO HOLD the said premises, together with the appurtenances,

unto the said Second Parties, as community property with right of survivorship, and not as tenants in common, and to the heirs and assigns of said Second Parties forever, and to the survivor of them, and to the heirs, executors, administrators and assigns of the survivor.

IN WITNESS WHEREOF, the said First Parties have caused this Deed and Bill

of Sale to be executed, all as of the day and year first hereinabove written.

Donald McNab
Donald McNab
Sandra J. McNab
Sandra J. McNab

STATE OF NEVADA,
()
() ss.
() COUNTY OF ELKO.

On May 7th, 1995, personally appeared before me, a Notary Public, Donald McNab and Sandra J. McNab, personally known (or proved) to me to be the persons whose names are subscribed to the above instrument who acknowledged that they executed the above instrument.

Mailing Address for Grantee:
Donald & Sandra J. McNab
P.O. Box 2062
Elko, NV 89803

Assessor's Parcel # 6-070-03 6-080-04 6-160-02 6-240-01 6-240-02 6-240-04 6-260-01 6-270-01
NOTARY PUBLIC
STEWART R. WILSON
Notary Public - State of Nevada
Elko County, Nevada
My appointment expires Feb. 10, 1998

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95050441.PP
May 8, 1995

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COPY

157912

BOOK 282 PAGE 534
OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
William & Barbara, Ltd
95 MAY 10 AM 11:11
EUREKA COUNTY NEVADA
M.N. REBAL EATL. RECORDER
FILE NO.
FEES \$ 12.00

DECLARATION OF VALUE

Recording Date 5/10/95 Book 282 Page 534 Instrument # 157912

\$	Full Value of Property Interest Conveyed
-	Less Assumed Liens & Encumbrances
\$	Taxable Value (NRS 375.010, Section 3)
\$	Real Property Transfer Tax Due

If exempt, state reason. NRS 375.090, Section 2

#6

Explain: Transfer in Trust Agreement

() Escrow Holder only. Check if Real Property Transfer Tax is to be deferred under NRS 375.030, Section 2.

INDIVIDUAL	ESCROW HOLDER
Under penalty of perjury, I hereby declare that the above statements are correct.	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	Signature of Declarant
Wilson and Barrows, Ltd. 442 Court Street P.O. Box 389 Elko, Nevada 89803	Name (Please Print)
State	Escrow Number
City	Firm Name
	Address
	State
	City
	Zip

Tax paid for the above transfer on
per NRS 375.030, Section 2.

5/10, 1995

Signature of Recorder or Representative