

**GRANT, BARGAIN AND SALE DEED**

**THIS INDENTURE**, made and entered into this 25<sup>th</sup> day of October, 1995, by

and between **Filbert G. Etcheverry and Norma Etcheverry**, husband and wife, of Bakerfield, California, **First Parties**, and **Michel P. Etcheverry and Margaret Ann Etcheverry**, husband and wife, of the same place, **Second Parties**, and **Filbert G. Etcheverry and Norma Etcheverry**, husband and wife, **Third Parties**,

**W I T N E S S E T H :**

That the said **First and Second 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 **Third Parties**, and other good and valuable consideration, receipt whereof is hereby

acknowledged, do by these presents grant, bargain, sell and convey unto the said **Third Parties**, as community property, and to the heirs and assigns of said **Third Parties** forever, all that certain

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

See Exhibit A attached hereto and made a part hereof.

**TOGETHER WITH** all water, water rights, rights to the use of water, whether surface or underground or otherwise, whether vested, permitted, certificated, decreed or otherwise, and whether present or future, and all water available through irrigation projects, whether public or private, now or hereafter used or enjoyed in connection therewith, for irrigation, stockwatering, domestic or any other use, or for the drainage of all or any part of the real property, together with all rights and ownership in any water stock owned in connection with the right to receive water for use upon or in connection with the real property, together with all dams, ditches, canals, pipelines, reservoirs, wells and all other means for the diversion or use of water appurtenant to the real property, or any part thereof.

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**TOGETHER WITH** all range and grazing rights used in connection with said lands or any part thereof which shall include 7,255 AUMs active use and 2,921 AUMs suspended nonuse in the Three Bars Allotment of the Battle Mountain BLM District.

**TOGETHER WITH** all improvements situate thereon.

**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.

**RESERVING HOWEVER** unto First Parties and Second Parties (each as to an undivided one-half interest) and unto their heirs, personal representatives, successors and assigns forever: (1) all of First and Second Parties' right, title and interest in and to all coal, oil, gas, hydrocarbons, geothermal products, and minerals, whether hydrocarbon or not, or metallic or not, of every name and nature whatsoever, whether common or unique, and whether now known or unknown, existing upon the surface of, as a part of the surface of, beneath the surface of, and within all of the above described properties or appurtenant to or associated therewith, whether their removal will destroy the surface or not (i.e., it is the First and Second Parties' intent to reserve all such substances now there whenever or however discovered); (2) upon the condition that the surface owner is paid just compensation for surface damage, the right to go upon, use, consume, deplete and destroy so much of the surface thereof as is at any time reasonably necessary under good minerlike practices as they now or hereafter exist, in prospecting for, exploring, locating, defining, developing, extracting, mining, producing, and transporting the materials reserved, and any of their products, and for ingress and egress to do all of the foregoing; (3) the right to receive all bonuses and rentals from all materials reserved; and (4) all development and executive rights with respect to all materials reserved. This reservation is intended to be of a mineral interest, including ownership of minerals in place.

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

unto the said Third Parties, as community property, and to the heirs and assigns of said Third

Parties forever.

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IN WITNESS WHEREOF, the said First and Second Parties have hereunto set

their hands as of the day and year first hereinabove written.

Filbert G. Echeverry  
Filbert G. Echeverry

Norma Echeverry  
Norma Echeverry

Michael P. Echeverry  
Michael P. Echeverry

Margaret Ann Echeverry  
Margaret Ann Echeverry

STATE OF CALIFORNIA, )

) ss.

COUNTY OF KERN )

On this 7th

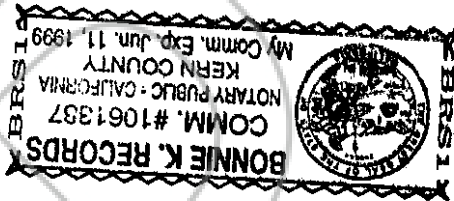
November

day of October, 1995, personally appeared before me, a Notary

Public, Filbert G. Echeverry, personally known (or proved) to me to be the person whose name is subscribed to the above instrument who acknowledged that he executed the foregoing

instrument.

Donna K. Records  
NOTARY PUBLIC



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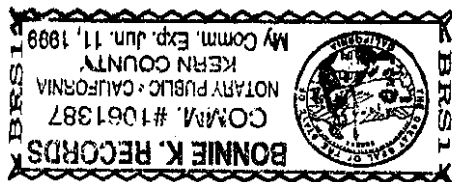
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442 Court St.  
Elko, Nevada 89801

STATE OF CALIFORNIA, )  
) ss.  
) COUNTY OF KERN. )

On this 25th day of October, 1995, personally appeared before me, a Notary

Public, Norma Eicheverry, personally known (or proved) to me to be the person whose name is subscribed to the above instrument who acknowledged that she executed the foregoing

instrument.

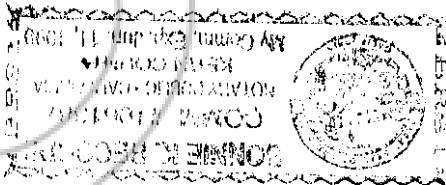


STATE OF CALIFORNIA, )  
) ss.  
) COUNTY OF KERN. )

On this 25th day of October, 1995, personally appeared before me, a Notary

Public, Michel P. Eicheverry, personally known (or proved) to me to be the person whose name is subscribed to the above instrument who acknowledged that he executed the foregoing

instrument.

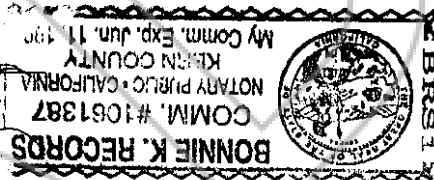


STATE OF CALIFORNIA, )  
) ss.  
) COUNTY OF KERN. )

On this 25th day of October, 1995, personally appeared before me, a Notary

Public, Margaret Ann Eicheverry, personally known (or proved) to me to be the person whose name is subscribed to the above instrument who acknowledged that she executed the foregoing

instrument.



NOTARY PUBLIC

*Bonnie K. Records*

Mailing address of Grantees:

Filbert G. & Norma Eicheverry  
7805 Calloway Drive  
Bakerfield, CA 93312

8518882-PF 1995

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**EXHIBIT A**

**LEGAL DESCRIPTION**

**PARCEL NO. 1 - Three Bars**

Township 22, North, Range 49 East, MDB&M

Section 4: W 1/2 E 1/2; SE 1/4 NE 1/4; N 1/2 NW 1/4; SE 1/4 NW 1/4; NE 1/4 SW 1/4  
 9: W 1/2 E 1/2  
 16: NW 1/4 NE 1/4

Township 23 North, Range 49 East, MDB&M

Section 21: E 1/2 NE 1/4; W 1/2 SE 1/4; NE 1/4 SE 1/4  
 28: NW 1/4 NE 1/4; S 1/2 NE 1/4; E 1/2 SW 1/4; W 1/2 SE 1/4; NE 1/4 SE 1/4  
 33: W 1/2 E 1/2; E 1/2 W 1/2; SW 1/4 SW 1/4

**PARCEL NO. 2 - Horse Creek**

Township 22 North, Range 49 East, MDB&M

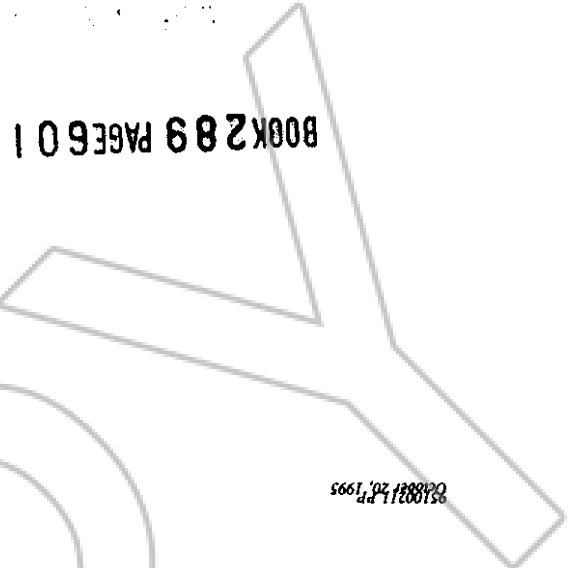
Section 8: S 1/2 SE 1/4  
 17: N 1/2 NE 1/4; SE 1/4 NE 1/4

APN# 07-090-02

APN# 07-020-01

APN# 07-090-01

0510021-20, 1995



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159924

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 OFFICIAL RECORDS  
 RECORDED AT THE REQUEST OF  
*Wilson v. ...*  
 95 NOV 27 AM 8:25  
 EUREKA COUNTY NEVADA  
 M.N. REBAL EATL. RECORDER  
 FILE NO.  
 FEES 11.00

DECLARATION OF VALUE

Recording Date 11-27-95 Book 289 Page 597 Instrument # 159924

Full Value of Property Interest Conveyed \$ \_\_\_\_\_  
 Less Assumed Liens & Encumbrances - \_\_\_\_\_  
 Taxable Value (NRS 375.010, Section 4) \$ \_\_\_\_\_  
 Real Property Transfer Tax Due \$ \_\_\_\_\_

If exempt, state reason. NRS 375.090, Section 4

Deal between brother in common

( ) Escrow Holder only. Check if Real Property Transfer Tax is to be deferred under NRS 375.030, Section 3.

INDIVIDUAL

Under penalty of perjury, I hereby declare that the above statements are correct.  
 Signature of Declarant \_\_\_\_\_

Litson and Barrows, Ltd.  
 442 Court Street  
 P.O. Box 389  
 Eiko, NV 89803

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

ESCROW HOLDER

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 \_\_\_\_\_

Name (Please Print) \_\_\_\_\_

Escrow Number \_\_\_\_\_

Firm Name \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Tax paid for the above transfer on 11/27, 1995 per NRS 375.030, Section 3.

Signature of Recorder or Representative \_\_\_\_\_