

Trustee's Deed

This Deed, made the 25 day of October, 1996, between Judge DAN L. PAPEZ,
 Judge of the Seventh District Court of the State of Nevada in and for the County of Eureka, and by virtue thereof
 trustee of Eureka Town Site, the party of the first part, and WILLIAM E. AND ROBIN R. HICKS
P.O. Box 95
Eureka, Nevada 89316

the party of the second part,

Witnesseth:

Whereas, the said trustee, by virtue of the authority vested in him by the deed of trust hereinafter mentioned as trustee for the occupants of the Town Site of Eureka, and pursuant to the provisions of Section 2387 and 2389 of the Revised Statutes of the United States, and of an act of the Legislature of the State of Nevada entitled: "An Act prescribing rules and regulations for the execution of the trust arising under the Act of Congress entitled 'An Act for the relief of the inhabitants of cities and towns upon the public lands, approved March 2, 1867,' Approved February 20, 1869," did grant and convey unto said party of the second part, in accordance with the law hereinabove mentioned, a certain tract of land situate, lying and being in the Town Site of Eureka, County of Eureka, State of Nevada, and as the same is delineated upon the official plat of the survey of said Town Site, which is now on file in the Bureau of Land Management, Washington, D. C., all of which said lands was conveyed by the United States of America to the said W. R. Reynolds, in trust, by patent No. 1122995, bearing date December 1, 1947, and which is recorded in book 23 of deeds, at page 226, records of Eureka County, State of Nevada, and which said tract of land hereinafter described in a portion of the lands described in the Patent hereinabove described, and which said land is more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND A PART HEREOF.

SEE EXHIBITS "B" AND "C" FOR ACCESS AND PUBLIC UTILITY EASEMENTS ATTACHED HERETO AND A PART HEREOF.

NOW THEREFORE, in consideration of the sum of \$ 90,000.00 to me in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, the said Judge DAN L. PAPEZ as said trustee, does by these presents grant and convey in fee simple, subject to the reservations hereinafter mentioned, unto the said party of the second part, his heirs and assigns, the tract of land hereinabove described.

TO HAVE AND TO HOLD the said tract of land with the appurtenances thereof, unto the said party of the second part, and to his heirs, successors, and assigns forever, subject to any vested and accrued water right for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws, and decisions of courts. And there is hereby reserved from the lands hereby granted a right-of-way thereon for ditches and canals constructed by the authority of the United States. Excepting and reserving, however, to the United States, pursuant to the provisions of an Act of August 1, 1946, (60 Stat. 755), all uranium, thorium, or any other material which is or may be determined to be peculiarly essential to the production of fissionable materials, whether or not of commercial value, together with the right of the United States through its authorized agents or representatives at any time to enter upon the land and prospect for, mine and remove the same.

IN WITNESS WHEREOF the said party of the first part, as such trustee, has hereunto set his hand the day and year first above written.

Dan L. Papez, Trustee.

State of Nevada, } ss.
County of Eureka,

On this 25 day of October, 19 96, personally appeared before me, JOAN SHANGLE, Clerk of the Seventh Judicial District Court of the State of Nevada in and for Eureka County, Judge DAN L. PAPEZ, known to me to be the trustee of the Eureka Town Site, and to be the person described in and who executed the foregoing instrument and who acknowledged to me that he executed the same freely and voluntarily as such trustee for the uses and purposes therein mentioned.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal in my office in Eureka, Nevada, the day and year in this certificate first above written.

Joan Shangle
Clerk of said Court.

Exhibit A
LEGAL DESCRIPTION

APN 1-171-01

All that certain real property situate within a portion of the East 1/2 of the Northeast 1/4 of Section 23 and the West 1/2 of the Northwest 1/4 of Section 24, Township 19 North, Range 53 East, Mount Diablo Meridian, described as that 38.61 acre parcel (APN 1-171-01), more particularly described as follows:

BEGINNING at the East 1/4 Corner of said Section 23, a point on the South boundary of Eureka Townsite;

THENCE S 89°51'06" W, a distance of 1317.23 feet;

THENCE N 0°22'16" W, a distance of 1318.62 feet;

THENCE N 88°45'51" E, a distance of 871.63 feet;

THENCE S 28°31'14" W, a distance of 251.47 feet;

THENCE S 14°09'45" E, a distance of 132.72 feet;

THENCE S 45°48'45" E, a distance of 109.63 feet;

THENCE S 76°55'49" E, a distance of 88.43 feet;

THENCE N 37°39'55" E, a distance of 269.70 feet;

THENCE S 24°57'00" E, a distance of 154.90 feet;

THENCE N 43°56'00" E, a distance of 329.48 feet;

THENCE S 5°26'38" E, a distance of 294.39 feet;

THENCE N 81°11'32" E, a distance of 158.14 feet;

THENCE S 18°16'00" W, a distance of 223.07 feet;

THENCE S 9°44'00" E, a distance of 150.00 feet;

THENCE S 70°07'07" W, a distance of 236.00 feet;

THENCE S 0°05'13" E, a distance of 489.48 feet to the TRUE POINT OF BEGINNING.

CONTAINING 38.61 acres, more or less.

For corresponding plat depicting this property see Record of Survey,
File No. 164852.

Exhibit B
LEGAL DESCRIPTION

ACCESS AND PUBLIC UTILITY EASEMENT

All that certain real property situate within a portion of the East 1/2 of the Northeast 1/4 of Section 23, Township 19 North, Range 53 East, Mount Diablo Meridian, described as a portion of that 38.61 acre parcel (APN 1-171-01), further described as a 60 foot strip of land more particularly described as follows:

COMMENCING at the most Southerly Corner of Lot 9, Block 120, as shown on that Plat of Eureka Townsite, on file in the U.S. Department of the Interior, G.L.O., recorded in 1937;

THENCE N 24°57'00" W, a distance of 101.14 feet to the TRUE POINT OF BEGINNING;

THENCE S 37°39'55" W, a distance of 243.77 feet to the beginning of a curve to the left;

THENCE along a curve having a radius of 570.00 feet, arc length of 80.75 feet, delta angle of 8°07'03", a chord bearing of S 33°36'24" W, and a chord length of 80.69 feet;

THENCE S 29°32'53" W, a distance of 228.72 feet to the beginning of a curve to the right;

THENCE along a curve having a radius of 880.00 feet, arc length of 241.83 feet, delta angle of 15°44'43", a chord bearing of S 37°25'14" W, and a chord length of 241.07 feet;

THENCE S 45°17'36" W, a distance of 199.68 feet to the beginning of a curve to the left;

THENCE along a curve having a radius of 370.00 feet, arc length of 293.45 feet, delta angle of 45°26'30", a chord bearing of S 22°34'21" W, and a chord length of 285.82 feet to a point on the South line of the Northeast 1/4 of said Section 23;

THENCE S 89°51'06" W, a distance of 60.00 feet to the beginning of a non-tangent curve to the right;

THENCE along a curve having a radius of 430.00 feet, arc length of 341.04 feet, delta angle of 45°26'30", a chord bearing of N 22°34'21" E, and a chord length of 332.17 feet;

THENCE N 45°17'36" E, a distance of 199.68 feet to the beginning of a curve to the left;

THENCE along a curve having a radius of 820.00 feet, arc length of 225.34 feet, delta angle of 15°44'43", a chord bearing of N 37°25'14" E, and a chord length of 224.63 feet;

THENCE N 29°32'53" E, a distance of 228.72 feet to the beginning of a curve to the right;

THENCE along a curve having a radius of 630.00 feet, arc length of 18.14 feet, delta angle of 1°38'58", a chord bearing of N 30°22'22" E, and a chord length of 18.14 feet;

THENCE N 76°55'49" W, a distance of 68.59 feet;

THENCE N 45°48'45" W, a distance of 126.34 feet;

THENCE N 44°11'15" E, a distance of 60.00 feet to the most Southerly corner of Block 122;

THENCE S 45°48'45" E, a distance of 109.63 feet to the Southwest corner of Block 123;

THENCE S 76°55'49" E, a distance of 88.43 feet to the Southeast corner of said Block 123;

THENCE N 37°39'55" E, a distance of 269.70 feet;

THENCE S 24°57'00" E, a distance of 53.76 feet to the TRUE POINT OF BEGINNING.

CONTAINING 2.01 acres more or less.

For corresponding plat depicting this easement see Record of Survey,
File No. 164852.

Exhibit C
LEGAL DESCRIPTION

FENCE CONSTRUCTION AND MAINTAINENCE AND PUBLIC UTILITY EASEMENT

All that certain real property situate within a portion of the Southeast 1/4 of the Northeast 1/4 of Section 23, Township 19 North, Range 53 East, Mount Diablo Meridian, described as a portion of that 38.61 acre parcel (APN 1-171-01), further described as a 10.00 foot strip of land more particularly described as follows:

The South 10.00 feet and the West 10.00 feet, measured at right angles, of the Southeast 1/4 of the Northeast 1/4 of said Section 23.

For corresponding plat depicting this easement see Record of Survey,
File No. 164852.

JN 3494.013
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October 11, 1996

BOOK 302 PAGE 160
OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
Robin Hicks
96 OCT 28 PM 2:04

EUREKA COUNTY NEVADA
M.N. REBALEATI, RECORDER
FILE NO. 164939
FEES *no*
Fee