

**165888**

**GRANT, BARGAIN AND SALE DEED.**

**THIS INDENTURE**, made and entered into as of the 31st day of December, 1996, by and between Michel P. Etcheverry and Margaret Ann Etcheverry, husband and wife, of Bakersfield, California, First Parties, and Michel and Margaret Ann Etcheverry Family Limited Partnership, a California Limited Partnership, Second Party,

**WITNESSETH:**

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 Party, and other good and valuable consideration, receipt whereof is hereby acknowledged, do by these presents grant, bargain, sell and convey unto the said Second Party, and to its successors and assigns, 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 by reference)

**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.

**TOGETHER WITH** all range and grazing rights used in connection with said lands or any part thereof which shall include 13,238 AUMs active use and 4,942 AUMs suspended nonuse in the Roberts Mountain 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.

**TO HAVE AND TO HOLD** the property, together with the appurtenances, unto the said Second Party, and to its successors and assigns forever.

**IN WITNESS WHEREOF**, the said First Parties have hereunto set their hands as of the day and year first hereinabove written.

  
Michel P. Etcheverry

  
Margaret Ann Etcheverry

STATE OF CALIFORNIA     )  
                                  )    SS  
COUNTY OF KERN         )

On this the 31st day of December, 1996, before me, JANET E. CRUTCHER, the undersigned Notary Public, personally appeared MICHEL P. ETCHEVERRY and MARGARET ANN ETCHEVERRY, personally known to me or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity(ies), and that by 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.

*Janet E Crutcher*  
\_\_\_\_\_  
Signature of Notary



**EXHIBIT A**

**LEGAL DESCRIPTION**

**PARCEL NO. 1 - Roberts Creek**

Township 22, North, Range 50 East, MDB&M

APN 07-100-02    Section 24:    E $\frac{1}{2}$ NE $\frac{1}{4}$

Township 22 North, Range 51 East, MDB&M

APN 07-110-03    Section 19:    Lot 3 (39.2 acres); Lot 4 (39.2 acres);  
SE $\frac{1}{4}$ SW $\frac{1}{4}$   
30:    NE $\frac{1}{4}$ NW $\frac{1}{4}$ ; Lot 1 (39.16 acres);  
Lot 2 (39.09 acres); Lot 3 (39.01 acres);  
Lot 4 (38.94 acres)

**PARCEL NO. 2 - Alfa**

Township 25 North, Range 51 East, MDB&M

APN 06-200-03    Section 34:    N $\frac{1}{2}$ NE $\frac{1}{4}$ ; SE $\frac{1}{4}$ NE $\frac{1}{4}$   
35:    SW $\frac{1}{4}$ NW $\frac{1}{4}$

**PARCEL NO. 3 - Garden Valley**

Township 24 North, Range 51 East, MDB&M

APN 06-300-01    Section 1:    SW $\frac{1}{4}$ SW $\frac{1}{4}$   
2:    E $\frac{1}{2}$ SE $\frac{1}{4}$   
11:    NE $\frac{1}{4}$ NE $\frac{1}{4}$   
12:    NW $\frac{1}{4}$ NW $\frac{1}{4}$ ; S $\frac{1}{2}$ NW $\frac{1}{4}$ ; E $\frac{1}{2}$ SW $\frac{1}{4}$   
13:    E $\frac{1}{2}$ NW $\frac{1}{4}$

Excepting that portion lying within State Route 278

**PARCEL NO. 4 - Chimney Springs**

Township 25 North, Range 51 East, MDB&M

APN 06-200-04 Section 36: S $\frac{1}{2}$ NW $\frac{1}{4}$ ; SW $\frac{1}{4}$ NE $\frac{1}{4}$ ; N $\frac{1}{2}$ SE $\frac{1}{4}$ ; SE $\frac{1}{4}$ SE $\frac{1}{4}$

**PARCEL NO. 5 - Henderson Creek**

Township 23 North, Range 51 East, MDB&M

APN 07-040-04 Section 24: SW $\frac{1}{4}$ NE $\frac{1}{4}$   
07-040-05 24: N $\frac{1}{2}$ NW $\frac{1}{4}$ ; SW $\frac{1}{4}$ SW $\frac{1}{4}$

**PARCEL NO. 6 - Henderson Creek, Highway 278 Junction**

Township 23 North, Range 52 East, MDB&M

APN 07-050-12 Section 19: Lot 5 (40 acres)  
07-050-13 19: Lot 9 (49.3 acres)

**PARCEL NO. 7 - Lower Roberts**

Township 21 North, Range 51 East, MDB&M

APN 07-170-02 Section 35: SE $\frac{1}{4}$ NE $\frac{1}{4}$ ; NE $\frac{1}{4}$ SE $\frac{1}{4}$   
36: SW $\frac{1}{4}$ NW $\frac{1}{4}$ ; NW $\frac{1}{4}$ SW $\frac{1}{4}$

**PARCEL NO. 8 - Horse Spring**

Township 22 North, Range 51 East, MDB&M

APN 07-110-01 Section 8: NW $\frac{1}{4}$ SE $\frac{1}{4}$

**PARCEL NO. 9**

Township 25 North, Range 51 East, MDB&M

APN 06-200-05 Section 35: N $\frac{1}{2}$ NW $\frac{1}{4}$

**PARCEL NO. 10**

Township 23 North, Range 51 East, MDB&M

APN 07-040-07 Section 27: NE ¼ SE ¼

**PARCEL NO. 11**

Township 23 North, Range 51 East, MDB&M

APN 07-040-06 Section 26: NW ¼ NE ¼

**PARCEL NO. 12 - Vinini Creek**

Township 23 North, Range 51 East, MDB&M

APN 07-040-03 Section 13: N ½ SW ¼  
Section 14: N ½ S ½

**PARCEL 13 - Frazier Creek**

Township 23 North, Range 51 East, MDB&M

APN 07-040-01 Section 2: W ½ Lot 11 (40 acres)

PSL 2021-23, 1996

BOOK 304 PAGE 576  
OFFICIAL RECORDS  
RECORDED AT THE REQUEST OF  
*Wilson & Barrows, Ltd*  
97 JAN 10 PM 11:36  
EUREKA COUNTY NEVADA  
M.N. REBALEATI, RECORDER  
FILE NO. FEES 12.00

**165888**

DECLARATION OF VALUE

Recording Date 1/10/97 Book 304 Page 576 Instrument # 165888

Full Value of Property Interest Conveyed \$ \_\_\_\_\_

Less Assumed Liens & Encumbrances - \_\_\_\_\_

Taxable Value (NRS 375.010, Section 4) \$ \_\_\_\_\_

Real Property Transfer Tax Due \$ - 0 -

If exempt, state reason. NRS 375.090, Section 10 Explain:

*Deed to Family Trust*

( ) 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.

*[Handwritten Signature]*  
\_\_\_\_\_  
Signature of Declarant

Wilson and Barrows, Ltd.  
442 Court Street  
Elko, 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 1/10, 1997.  
per NRS 375.030, Section 3.

*[Handwritten Signature]*  
\_\_\_\_\_  
Signature of Recorder or Representative