

TSL-21809

2000-36424 JEW

APN: #06-070-03; 06-080-04; 06-150-02;
06-160-02; 06-240-01; 06-240-02; 06-240-04;
06-260-01; and 06-270-01

175731

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE is made and entered into this 9 day of Jan, 2001, by and between GEORGE PENOLA and EDNA PENOLA, husband and wife, "Grantors"; and LEWIS S. FELDMAN and MARTA JO SCHACHTILI, as Trustees of the FELDMAN FAMILY TRUST under Trust Agreement dated 12/24/95, and their successors and assigns, Second Party; LESLIE J. SHAW and JANICE E. SHAW, husband and wife, as joint tenants with the right of survivorship, and their assigns and the heirs, executors, administrators, successors, and assigns of the survivor, Third Party; and LAKE SALMON, LLC, a Nevada limited liability company, and its successors and assigns, Fourth Party; said Second Party, Third Party and Fourth Party being collectively referred to as "Grantees."

WITNESSETH:

That the said Grantors, for good and valuable consideration given by the Grantees, the receipt of which is hereby acknowledged, do by these presents, grant, bargain, sell, and convey unto the said Grantees (said Second Party, Third Party, and Fourth Party being tenants in common in equal shares as to their respective undivided interests), and their heirs, executors, administrators, successors, and assigns, as applicable, forever, all that certain property situate, lying, and being in the County of Eureka, State of Nevada, more particularly described on Exhibit "A" attached hereto, made a part hereof and incorporated herein by this reference.

SUBJECT TO all covenants, conditions, restrictions, exceptions, easements, rights of way, reservations and rights, and other matters evidenced by documents of record.

SUBJECT TO all conditions, encroachments, codes, laws, zoning ordinances, restrictions and regulations, if any, which apply to the property.

SUBJECT TO all existing rights of way, easements, licenses, and privileges for highways, roads, trails, railroads, canals, ditches, flumes, conduits, pipe, pole, or transmission lines, telephone lines or cables, reservoirs, and dams, on, under, over, through or across said premises or any portion thereof.

SUBJECT TO any and all oil, gas, geothermal or mineral interests, rights, or reservations on the property which may be owned by third parties.

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SUBJECT TO Agricultural Use Assessment pursuant to Chapter 361A of Nevada Revised Statutes.

TOGETHER WITH all fences, corrals, buildings and other improvements thereon including but not limited to gates, panels and propane and fuel tanks.

TOGETHER WITH all stockwater troughs, water tanks, and pipelines and stockwater, irrigation and domestic water systems on said lands.

TOGETHER WITH all of Grantors' right, title and interest in and to all oil, gas, mineral, petroleum, and geothermal resources, and all other mineral rights of whatever nature existing as a part of, upon, beneath the surface of or within said lands, including any mineral leases thereon, and all rentals, royalties and other consideration payable to Grantors therefor.

TOGETHER WITH all of Grantors' right, title and interest in and to all rights, privileges, preferences, permits and licenses to graze and/or to trail livestock upon the federal domain administered by the Bureau of Land Management in the Grass Valley and Bauman Buckhorn Allotments, together with all cooperative agreements and range improvements used in connection with said grazing permits.

TOGETHER WITH all of Grantors' right, title and interest in and to 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 the above-described real property, or any part thereof, or used or enjoyed in connection therewith, or with federal domain grazing lands appurtenant or attached thereto, if any and without warranty. Said water rights include, without limitation, those water rights more particularly described on Exhibit "B" attached hereto and made a part hereof.

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 said premises, together with the appurtenances, unto the said Grantees, as tenants in common, and their heirs, executors, administrators, successors and assigns as hereinabove set forth, as applicable, forever.

IN WITNESS WHEREOF, the said Grantors have executed this Deed as of the day and year first hereinabove written.

GRANTORS:

George Penola
GEORGE PENOLA

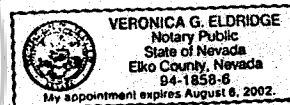
Edna Penola
EDNA PENOLA

STATE OF NEVADA)
COUNTY OF Elko)SS.

On January 9, 2001, personally appeared before me, a Notary Public, GEORGE PENOLA and EDNA PENOLA, husband and wife, personally known to me to be the persons whose names are subscribed to the above instrument who acknowledged that they executed said instrument.

Veronica G. Eldridge
NOTARY PUBLIC

Tax Bill To Connolly
Grantee's Address: 73 Highway 95A East
Yerington, Nevada 89447



When Recorded Mail to:
Title Service and Escrow Co.
P.O. Box 833
Yerington, NV 89447

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EXHIBIT "A"
DESCRIPTION

All that certain lot, piece or parcel of land situate in the County of Eureka, State of Nevada, 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 oil and gas in and under said land as reserved by the United States of America in Patent recorded March 7, 1967, in Book 18, Page 245, Official Records, Eureka County, Nevada.

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 THEREFROM the 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 the 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.

PARCEL 3TOWNSHIP 24 NORTH, RANGE 48 EAST, MDB&M.

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

PARCEL 4TOWNSHIP 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 as 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 $\frac{1}{4}$ NE $\frac{1}{4}$, Section 24, Township 24 North, Range 48 East, all the geothermal steam and associated resources in and under said land as 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, and undivided 50% interest into any and all mineral rights, oil or gas owned by the seller in and under the land as 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 and undivided $\frac{1}{2}$ 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 and under said land as reserved in deed recorded August 9, 1988, in Book 182, Page 150, Official Records, Eureka County, Nevada.

EXHIBIT "B"
GRANT, BARGAIN AND SALE DEED
PENOLA - CONNOLLY

All of the following enumerated Proofs of Appropriation of Water for Irrigation Purposes on file with the State Engineer as evidenced by:

<u>Proof No.</u>	<u>Certificate No.</u>	<u>Source</u>	<u>Use</u>
01197	189	Pat Canyon Spring	Stockwater
01198	190	Pat Canyon Creek	Irrigation & Stockwater
01230	191	Antelope Creek	Irrigation & Stockwater
01230	192	Antelope Creek	Irrigation & Stockwater

ALSO TOGETHER WITH all of the Grantor's right to the following enumerated Proofs of Appropriation of Water for Stock Watering Purposes on file with the State Engineer as evidenced by:

<u>Proof No.</u>	<u>Source</u>	<u>Use</u>
09026	Willow Spring	Stockwater
01940	Rossi Spring	Stockwater
01942	Dogout Spring	Stockwater
01945	Unnamed Spring (In Big Field)	Stockwater
01946	Side Hill Spring (Above Horse Ranch)	Stockwater

ALSO TOGETHER WITH the Grantor's right to use both surface and underground water for irrigation, domestic and stockwater use of said land, as evidenced by the following enumerated Applications to Appropriate Water, and Certificates of Appropriation of Water on file with, and issued by the State Engineer:

<u>Application No.</u>	<u>Certificate No.</u>	<u>Source</u>	<u>Use</u>
4794	781	Antelope or McCloskey Creek	Irrigation
4795	570	Pat Canyon	Irrigation
7209	1938	Black Springs	Stockwater
7210	1460	Pat Canyon Spring #1	Stockwater
7211	1337	Pat Canyon Spring #2	Stockwater
7212	1338	Mud Spring	Stockwater
7213	1339	Grouse Spring	Stockwater
7214	1340	Sage Hen Spring	Stockwater
7215	1341	Granite Spring	Stockwater
8361	1764	Rye Patch Spring	Stockwater
9207	1879	Cottonwood Spring	Stockwater
9208	1880	Issacs or Willow Spring	Stockwater
12543	3731	Well #1	Stockwater
12544	3732	Well #2	Stockwater

19320	7691	Underground	Irrigation
21178	7397	Horse Canyon	Irrigation
7425	1723	Rim Rock Spring	Stockwater
7434	1724	Rim Rock Spring	Stockwater
7436	1725	Unnamed Spring	Stockwater
7503	1730	Big Field Spring No. 1	Stockwater
7504	1731	Rig Field Spring No. 2	Stockwater
7505	1732	Buck Horn Spring	Stockwater
7506	1733	Buckhorn Spring No. 1	Stockwater

ALSO TOGETHER WITH all existing and future 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, stock watering, 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 the above-described real property, or any part thereof, or used or enjoyed in connection therewith or with federal domain grazing lands appurtenant or attached thereto, if any and without warranty.

BOOK 339 PAGE 294
 OFFICIAL RECORDS
 RECORDED AT THE REQUEST OF
First American Title Company
 01 JAN 12 PM 4:26
 CLARK COUNTY NEVADA
 M.H. REBALCATTI, RECORDER
 FILE NO. FEES \$4.00

175731

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STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

06-070-03, 06-080-04, 06-150-02,
06-160-02, 06-240-01, 06-240-02,
06-240-04, 06-260-01 and 06-270-01

2. Type of Property:

a) ☐ Vacant b) ☐ Single Fam. Res.
c) ☐ Condo/Twnhs d) ☐ 2 - 4 Plex
e) ☐ Apt. Bld. f) ☐ Comm'l/Ind.
g) ☒ X Agri. h) ☐ Mobile Hm.
i) ☐ Other

FOR RECORDERS OPTIONAL USE ONLY

Doc./Ins. No. 175731
Book 339 Page 294
Recording Date 11/12/01
Notes

3. Total Value/Sales Price of Property: \$ 769,000.00

Deduct Assumed Liens and or Encumbrances ()

Provide Recording Information: Doc. No. Book Page

Transfer Tax Value per NRS 375.010 Sec. 2 \$ 769,000.00

Real Property Transfer Tax Due \$ 999.70

4. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090, Section

b. Explain Reason for Exemption:

5. Partial Interest: Percentage being transferred: %

The undersigned Seller (Grantor)/Buyer (Grantee), declares and acknowledges, under penalty of perjury, pursuant to NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1 1/2% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

Seller Signature

Buyer Signature

Print Name: GEORGE PENOLA

Print Name: LEWIS S. FELDMAN

Address: P.O. Box 189

Address: 2311 Lake Tahoe Blvd.

City: Battle Mountain, NV 89820

City: South Lake Tahoe, CA 96150

Phone: (775) 635-2067

Phone: 530-544-3731

Capacity:

Capacity: Trustee

COMPANY REQUESTING RECORDING

Co. Name: TITLE SERVICE AND ESCROW CO. Escrow No. TSL-21809
(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

06-070-03, 06-080-04, 06-150-02,
06-160-02, 06-240-01, 06-240-02,
06-240-04, 06-260-01 and 06-270-01

2. Type of Property:

- a) ☐ Vacant b) ☐ Single Fam. Res.
c) ☐ Condo/Twnhs d) ☐ 2 - 4 Plex
e) ☐ Apt. Bld. f) ☐ Comm'l/Ind.
g) ☒ Agri. h) ☐ Mobile Hm.
i) ☐ Other

FOR RECORDERS OPTIONAL USE ONLY

Doc./Ins. No. 175731
Book 339 Page 294
Recording Date 11/12/01
Notes

3. Total Value/Sales Price of Property: \$ 769,000.00

Deduct Assumed Liens and or Encumbrances ()

Provide Recording Information: Doc. No. Book Page

Transfer Tax Value per NRS 375.010 Sec. 2 \$ 769,000.00

Real Property Transfer Tax Due \$ 999.70

4. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090, Section

b. Explain Reason for Exemption:

5. Partial Interest: Percentage being transferred: %

The undersigned Seller (Grantor)/Buyer (Grantee), declares and acknowledges, under penalty of perjury, pursuant to NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1 1/2% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

Seller Signature George Penola

Buyer Signature

Print Name: GEORGE PENOLA

Print Name: LEWIS S. FELDMAN

Address: P.O. Box 189

Address: 2311 Lake Tahoe Blvd.

City: Battle Mountain, NV 89820

City: South Lake Tahoe, CA 96150

Phone: (775) 635-2067

Phone: 530-544-3731

Capacity:

Capacity: Trustee

COMPANY REQUESTING RECORDING

Co. Name: TITLE SERVICE AND ESCROW CO.

Escrow No. TSL-21809

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)