

176481

APN: 005-020-002
005-570-013

GRANT, BARGAIN AND SALE DEED

THIS INDENTRE, made and entered into this 18th day of May, 2001, by and between **DOMINEK J. PIERETI**, also known as **DOMINICK PIERETTI**, an unmarried man, and **TOSCA SULLIVAN**, o known as **TOSCA P. SULLIVAN**, a widow, Grantors; and **WOLF CREEK, INC.**, a Coloio Corporation, Grantee;

WITNESSETH

That the Grantofor and in consideration of the sum of TEN DOLLARS (\$10.00), lawful money of the United Sa of America, to them in hand paid by the Grantees, and other good and valuable consideration, receipt whereof is hereby acknowledged, do by these presents grant, bargain, sell and convento the said Grantee, its successors and assigns, forever, all of the Grantors' right, title and erest in that certain lot, piece, or parcel of land situate, lying and being in the counties of Eureka and Elko, State of Nevada, and more particularly described on Exhibit "A" attached hereto and mad part hereof by this reference.

SUBJECT TO all covenants, conditions, restrictions, exceptions, easementrights of way, reservations and rights, and other matters evidency documents of record.

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

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

TOGETR WITH fifty percent (50%) of Grantors' right, title and interest ind to all oil, gas and mineral rights of whatever nature existing a part of, upon, beneath the surface of or within said lands, including y oil and gas leases, rentals and/or royalties thereon, **RESERVG UNTO** the Grantors the remaining fifty percent (50%) in and to right, title and interest in all oil, gas and mineral rights of whatever nature existing as a part of, upon, beneath the surface of or within d lands, including any oil and gas leases, rentals and/or royalties reon.

TOGETIR WITH all fences, corrals, buildings and other improvernts thereon.

GOICOECHEA & DI GRAZIA, LTD.
 ATTORNEYS AT LAW
 530 IDAHO STREET - P.O. BOX 1358
 ELKO, NEVADA 89801
 (775) 738-8091

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12-82001010

TOGETHER WITH all water, water rights, dams, ditches, canals, pipelinehead gates, diversions, reservoirs, springs, wells, pumps, pumpintations, rights of way, easements and all other means for the diveon or use of water appurtenant to the said property or any part therf, or now or hereafter used or enjoyed in connection therewithfor irrigation, stock watering, domestic or any other use, or drain: of all or any part of said lands, including vested water rights, poitted water rights, decreed water rights and certificated water ris arising under the laws of the State of Nevada, together with all cificates of appropriation, applications, proofs, permits and maps relg to such water and water rights which are appurtenant to the abe-described real property, or any part thereof, or used or enjoyed connection therewith or with federal domain grazing lands appurten or attached thereto. Said water rights include, without limitation:hose water rights which are more particularly described on Exhibit "B" attached hereto, made a part hereof and incorporated herein byference.

TOGETER WITH the tenements, hereditaments, and appurtenes thereunto belonging or in anywise appertaining, and the revern and reversions, remainder and remainders, rents, issues, and profitthereof.

TO HAVE AND TO HOLD the said premises unto the said Grantee, and to its successors and assigns, ever.

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

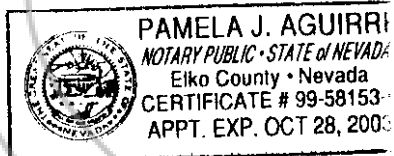
GRANTORS:

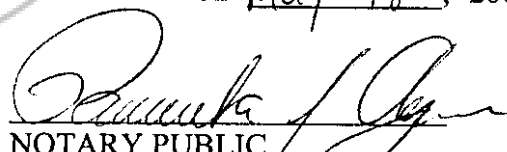

DOMINEK J. PIERET


TOSCA P. SULLIVAN

STATE OF NEVADA)
) SS.
COUNTY OF ELKO)

This instment was acknowledged before me on May 18, 2001, by
DOMINEK J. PIERET.



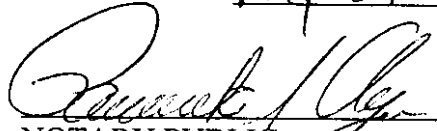

NOTARY PUBLIC

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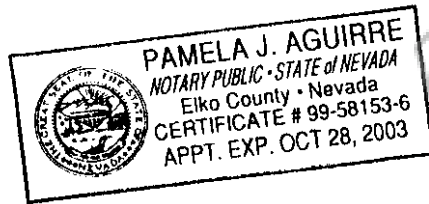
BOOK 341 PAGE 235

STATE OF Nevada)
) SS.
COUNTY OF Elko)

This insment was acknowledged before me on May 21, 2001, by
TOSCA P. SULLIVA


NOTARY PUBLIC

Grantee's Address:
P.O. Box 489
Cheyenne Wells, : 80510



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EXHIBIT "A"
Legal Description

The land referred to here is situated in the State of Nevada, County of Elko and Eureka, described as follows:

PARCEL 1: (Elko City)

TOWNSHIP 29 NORTH RANGE 52 EAST, M.D.B.&M.

Section 13: All;
Section 36: E ½;

TOWNSHIP 29 NORTH RANGE 53 EAST, M.D.B.&M.

Section 3: W ½;
Section 4: All;
Section 5: All;
Section 6: All;
Section 7: All;
Section 8: All;
Section 18: All;
Section 19: All;
Section 20: All;
Section 29: All;
Section 30: All;
Section 31: All;

TOWNSHIP 30 NORTH RANGE 53 EAST, M.D.B.&M.

Section 33: All;

EXCEPTING FROM all of Parcel 1 except the E ½ of Section 36, TOWNSHIP 29 NORTH, RANGE 52 EAST, M.D.&M., and all of Sections 4, 6, 18, 20 and 30, TOWNSHIP 29 NORTH, RANGE 53 EAST, M.D.&M., all petroleum, oil, natural gas, and products derived therefrom lying in and under said land asserted by Southern Pacific Land Company, in Deed recorded March 9, 1950, in Book 58, Page 1, Deed Records, Elko County, Nevada.

FURTHER EXCEPTING FROM all of Parcel 1 except the E ½ of Section 36, TOWNSHIP 29 NORTH, RANGE 52 EAST, M.D.B.&M., and all of Sections 4, 6, 18, 20 and 30, TOWNSHIP 29 NORTH RANGE 53 EAST, M.D.B.&M., an undivided ½ interest in and to any and all other mineral rights owned or possessed by grantor as reserved by Eureka Livestock Company, et al, in Deed recorded November 28, 1955, in Book 69, page 18, Deed Records, Elko County, Nevada.

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EXCEPTING from the ½ of Section 36, TOWNSHIP 29 NORTH, RANGE 52 EAST, M.D.B.&M., and all of sections 4, 6, 18, 20 and 30, TOWNSHIP 29 NORTH, RANGE 53 EAST, M.D.B.&M., all the mineral deposits lying in and under said land as reserved by the United States of America, in patent recorded June 2, 1967, in Book 82, Page 323, Official Records, Elko County, Nevada.

PARCEL 2: (Eureka County)

TOWNSHIP 28 NORTH RANGE 52 EAST, M.D.B.&M.

Section 5: All;

TOWNSHIP 29 NORTH RANGE 52 EAST, M.D.B.&M.

Section 7: All;

Section 16: NW ¼; ½ SW ¼; E ½ SW ¼;

Section 17: All;

Section 20: S ½ SE NE ¼ SE ¼; SE ¼ NE ¼;

Section 21: NW ¼;

Section 29: All;

Section 32: NW ¼ NE ¼;

TOWNSHIP 30 NORTH RANGE 52 EAST, M.D.B.&M.

Section 31: All;

TOWNSHIP 29 NORTH RANGE 51 EAST, M.D.B.&M.

Section 1: All;

Section 3: All;

Section 5: All;

Section 7: All;

Section 9: All;

Section 13: All;

Section 15: All;

Section 17: All;

Section 19: All;

Section 21: All;

Section 23: All;

Section 25: All;

Section 27: All;

Section 29: All;

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TOWNSHIP 30 NORTH, RANGE 51 EAST, M.D.B.&M.

Section 31: All;
Section 33: All;
Section 35: All;

EXCEPTING from all Parcel 2 except NW $\frac{1}{4}$, W $\frac{1}{2}$ SW $\frac{1}{4}$, E $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 16; NE $\frac{1}{4}$ of Section 17; S $\frac{1}{2}$ SE $\frac{1}{4}$, NE $\frac{1}{4}$ SE $\frac{1}{4}$, SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 20; NW $\frac{1}{4}$ of Section 21; NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 32, TOWNSHIP 29 NORTH, RANGE 52 EAST, M.D.B.&M., all petroleum, oil, natural gas, and products deriv therefrom lying in and under said land as reserved by Southern Pacific Land Company in Deerecorded March 9, 1950, in Book 24, Page 42, Deed Records, Eureka County, Nevada.

FURTHER EXCEPTED FROM all of Parcel 2 except NW $\frac{1}{4}$, W $\frac{1}{2}$ SW $\frac{1}{4}$, E $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 16; NE $\frac{1}{4}$ of Section 17; NE $\frac{1}{4}$ SE $\frac{1}{4}$, SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 20; NW $\frac{1}{4}$ of Section 21; NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Sectn 32, TOWNSHIP 29 NORTH, RANGE 52 EAST, M.D.B.&M., an undivided one-half ($\frac{1}{2}$) interest in and to any and all other mineral rights owned or possessed by grantor as reserved by Eureka Livestock Company, et al, in Deed recorded November 4, 1955, in Book 24, Page 480, DeRecords, Eureka County, Nevada.

EXHIBIT "B"

That portion appertenant to the lands described herein of Proof 00304 as set out in the Blue Book compilation of "Humboldt River Adjudication - 1923-1938" pursuant to Decree entered in the Sixth Judicial Dist Court of the State of Nevada in and for the County of Humboldt entitled "In the Matter of the Drmination of the Relative Rights of Claimants and Appropriators of the Waters of the Humboldt River System and Tributaries."

The following vers represented by those permits and certificates issued by the Nevada State Water Engineer.

<u>Permit No.</u>	<u>Certificate No.</u>
18668	6770
18669	6832
34994	2563
51875	-----
53742	12434

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OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
Stewart Little
01 MAY 23 PM 2:25

EUREKA COUNTY NEVADA
M.N. REBALEATI, RECORDER
FILE NO. 176481 FEES \$3⁰⁰

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STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s):

a) 005-570-13 Porti of _____
b) _____
c) _____
d) _____

2. Type of Property:

a) _____ Vacant Land b) _____ Single Family Res.
c) _____ Condo/Townhouse d) _____ 2-4 Plex
e) _____ Apartment Bldg. f) _____ Comm'l/Ind'l
g) XX Agricultural h) _____ Mobile Home
i) Other: _____

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument No.: 176481
Book: 341 Page: 234
Date of Recording: 5/23/01
Notes: _____

3. Total Value/Sales Price of Property

\$ 228,820.00

Deduct Assumed Liens and/or Encumbrances:

\$(_____)

Provide recording information: Doc/Instrument No.: _____ Book: _____ Page: _____

Transfer Tax Value per NRS 375.0, Section 2: \$ 228,820.00

Real Property Transfer Tax Due: \$ 297.70

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 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if filed upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claim exemption or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest 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

Seller Signature: [Signature]
Print Name: Dominek J. Pretti
Address: P.O. Box 667
City/State/Zip: Carlin, NV 89822
Telephone: _____
Capacity: _____

BUYER (GRANTEE) INFORMATION

Buyer Signature: _____
Print Name: Wolf Creek, Inc.
Address: P.O. Box 489
City/State/Zip: Cheyenne Wells, CO 80810
Telephone: _____
Capacity: _____

COMPANY REQUESTING RECORDING

Company Name: STEWART TITLE OF NORTHEASTERN NEVADA Escrow No.: 01010028A

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

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s):

a) 005-570-13 Portion of _____
b) _____
c) _____
d) _____

2. Type of Property:

a) _____ Vacant Land b) _____ Single Family Res.
c) _____ Condo/Townhouse d) _____ 2-4 Plex
e) _____ Apartment Bldg. f) _____ Comm'l/Ind'l
g) XX Agricultural h) _____ Mobile Home
i) Other: _____

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Document/Instrument No.: 176481
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Notes: _____

3. Total Value/Sales Price of Property

\$ 228,820.00

Deduct Assumed Liens and/or Encumbrances:

\$(_____)

Provide recording information: c/Instrument No.:

Book: _____ Page: _____

Transfer Tax Value per NRS 3710, Section 2:

\$ 228,820.00

Real Property Transfer Tax Due:

\$ 297.70

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 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if needed upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claim exemption or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 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

Seller Signature: _____
Print Name: Dominek J. Pretti
Address: P.O. Box 667
City/State/Zip: Carlin, NV 9822
Telephone: _____
Capacity: _____

BUYER (GRANTEE) INFORMATION

Buyer Signature: Harold V Kothur
Print Name: Wolf Creek, Inc.
Address: P.O. Box 489
City/State/Zip: Cheyenne Wells, CO 80810
Telephone: _____
Capacity: _____

COMPANY REQUESTING RECORDING

Company Name: STEWART TITLE OF NORTHEASTERN NEVADA Escrow No.: 01010028A

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