

EX-10

CHARLES F. COOK, ET AL.

TO

FRANKLIN B. COOK

THIS DEED, be this 12th day of October, in the year of Our Lord One Thousand Nine Hundred Forty-four (1944) between Charles F. Cook and Laurel E. Cook, husband and wife of Ordway, Crowley County, State of Colorado, parties of the first part, and Frank B. Cook, of Ordway, Crowley County, State of Colorado, party of the second part;

W I T N E S S E T H,

That the said parties of the first part, for and in consideration of the sum of (\$10.00) Ten and 00/100 Dollars and other good and valuable considerations, to them in hand paid, the said party of the second part; the receipt whereof is hereby confessed and acknowledged have granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell and convey unto said party of the second part, and unto his heirs, executors, administrators and assigns, forever, all those place or parcel of land site, lying and being in the county of Elko and State of Nevada, hereby relinquishing and waiving all rights under and by virtue of the homestead exemption laws or statute and more particularly known and described as follows, to-wit:

Parcel The Southwest quarter (SW $\frac{1}{4}$) of Section Twenty-five (25) and the Northeast Quarter (NE $\frac{1}{4}$) of section thirty-five (35), Township thirty-one (31) North, Range fifty-two (52) East, Mt Diablo Base and Meridian, containing 320 acres, more or less.

Parcel The Northwest quarter (NW $\frac{1}{4}$) of the Southeast quarter (SE $\frac{1}{4}$), the Southwest quarter (SW $\frac{1}{4}$) of the Northeast quarter (NE $\frac{1}{4}$), the South half (S $\frac{1}{2}$) of the Northwest quarter (NW $\frac{1}{4}$) of Sect 24 in Township 31 North, Range fifty-two (52) East, Mount Diablo Base and Meridian, Nevada, containing 160 acres, according to the Official Plat of the Survey of the said Land.

Parcel The Southeast quarter (SE $\frac{1}{4}$) of Section Fourteen (14) in Town Thirty one (31) North, Range fifty-two (52) East, Mount Diablo Base and Meridian, Nevada, containing 160 acres, according to the Official Plat of the Survey of said Land.

Parcel All of Section Twenty-three (23); North Half (N $\frac{1}{2}$) and the east quarter (SE $\frac{1}{4}$) of Section Twenty-five (25); All of section thirty-three (33); Northwest quarter (NW $\frac{1}{4}$) and the South Half (S $\frac{1}{2}$) of Section thirty-five (35), Township thirty-one (31) North, Range fifty-two (52) East, Mount Diablo Base and Meridian, containing 2240 acres, more or less.

Parcel The North Half (N $\frac{1}{2}$) of the North Half (N $\frac{1}{2}$), the Southeast Quarter (SE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$), the East Half (E $\frac{1}{2}$) of the Southeast Quarter (SE $\frac{1}{4}$), and the Southwest Quarter (SW $\frac{1}{4}$) of Section Twenty-four (24) in Township Thirty-one (31) North, Range fifty two (52) East, Mount Diablo Base and Meridian, Nevada, containing 480 acres more or less.

TO HAVE AND HOLD the said above described premises unto the said party of the second part, his administrators, executors, heirs and assigns forever. Together with the privileges, hereditaments and appurtenances thereunto in any wise appertaining or beloning.

And the said parties of the first part, for their heirs, executors and administrators do covenant and agree, to and with said party of the second part his heirs, executors, administrators, and assigns, that at the sealing and delivering of these presents there well seized in the said premises, in and of a good and indefeasible estate fee simple. And that they are free from all incumbrances whatsoever.

And that the said parties of the first part will and their heirs, executors and administrators shall WARRANT and DEFEND the same against all lawful claims and demands whatsoever.

And that the parties of the first part, for their heirs, executors, and administrators, do covenant and agree to and with the said party of the second part, his heirs and assigns that the said party of the second part, his heirs and assigns, shall and may lawfully at all times hereafter, peaceably and quietly have, occupy, possess and enjoy the id premises hereby granted, or intended so to be, with the appurtenances, without the lawful hindrance or molestation of the parties of the first part their heirs, assigns, or of any other person or persons whatsoever, by or with his or their consent, privity or procurement.

And the said Laurel E. Cook wife of the said Charles F. Cook upon the consideration aforesaid does hereby release and forever quit-claim unto the said party of the second part his heirs and assigns, all her rights of dower and homestead in and to the above described premises.

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SEAL
AffixedElko County
Deed BX 53961

IN WITNESS WHEREOF, The said parties of the first part have hereunto set their hands and seals the and year first above written.

Signed, Sealed and Divered in the presence of)

CHARLES F. COOK (SEAL)

LAUREL E. COOK (SEAL)

THE STATE OF NEVADA

ss.

COUNTY OF ELKO

On this 21 day of October, 1944, before me personally appeared Charles F. Cook and Laurel Cook of Ordway, Crowley County, State of Colorado, to me known to be the persons drifed in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed, including the release and waiver of the right of homestead, the said wife having been by me fully apprised of her right and the effect of signing and acknowledging the said instrument.

Given under my hand and Notarial seal, this 26th day of October, A. D. 1944.

S. BOLLSCHWEILER
Notary Public

(SEAL)

My commission expires on the 14th day of April A. D. 1946.

\$11.00 Internal Revenue Stamps attached and cancelled C.F.C. 10/26/44

This instrument was filed for record by Mrs. Charles F. Cook at 10:25 o'clock A. M. on the 27th day of October, A. D. 1944.

Certrude M. Williams, County Recorder

FILED

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OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
V. J. Neuhaus Priestess
02 MAR -6 PM 1:21

ELURENA COUNTY NEVAD
M.H. REBALEATI. RECORD 00
FILE NO. FEE 27

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CERTIFICATION OF COPY
STATE OF NEVADA)
COUNTY OF ELKO) SS.
I, JERRY D. REYNOLDS, the duly elected and
qualified Recorder of Elko County, in the State of
Nevada, do hereby certify that this is a true, full
and correct copy of the instrument now on record
in this office. IN WITNESS WHEREOF, I have
hereunto set my hand and affixed the seal of my
office, in Elko, Nevada this
4th day of March, A.D. 2002
JERRY D. REYNOLDS, COUNTY RECORDER
By: Betty J. Reynolds
(SEAL)