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CLARENCE B. SMITH, ET AL

TO

SIDNEY GEERING, ET AL

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made and entered into as of this 12th day of March, 1949, by and between CLARENCE B. SMITH, of El Centro, California, a married man, but conveying separate property, and JOHN D. JACKSON and FRANCES J. JACKSON, his wife, of the same place, and EARL EDGAR and DELORES N. EDGAR, his wife, of Baker, Nevada, first parties, to SIDNEY GEERING of La Mesa, California, and JOHN RUTMAN, of Calexico, California, second parties,

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, and other good and valuable consideration, to them in hand paid by the said second parties, the receipt whereof is hereby acknowledged, do by these presents grant, bargain, sell and convey to the said second parties, and to their heirs and assigns forever, all that certain real property situate in the County of Elko, State of Nevada, particularly described as follows, to-wit :

IN TOWNSHIP 37 NORTH, RANGE 56 EAST, M.D.B. & M.

Section 2: Lot 1; SW $\frac{1}{4}$ NE $\frac{1}{4}$

IN TOWNSHIP 38 NORTH, RANGE 56 EAST, M.D.R. & M.

Section 14: SE $\frac{1}{4}$ NE $\frac{1}{4}$ ; S $\frac{1}{2}$

IN TOWNSHIP 35 NORTH, RANGE 57 EAST, M.D.B. & M.

Section 3: W $\frac{1}{2}$   
Section 10: W $\frac{1}{2}$ NW $\frac{1}{4}$ ; NW $\frac{1}{2}$ SW $\frac{1}{4}$

IN TOWNSHIP 36 NORTH, RANGE 57 EAST, M.D.B. & M.

Section 2: Lot 4  
Section 3: Lots 1, 2 and 3; SE $\frac{1}{4}$ NW $\frac{1}{4}$ ; S $\frac{1}{2}$ NE $\frac{1}{4}$ ; E $\frac{1}{2}$ SW $\frac{1}{4}$ ; SE $\frac{1}{4}$   
Section 10: N $\frac{1}{2}$ ; SW $\frac{1}{4}$ ; W $\frac{1}{2}$ SE $\frac{1}{4}$   
Section 15: E $\frac{1}{2}$ W $\frac{1}{2}$ ; E $\frac{1}{2}$   
Section 21: E $\frac{1}{2}$ SE $\frac{1}{4}$   
Section 22: N $\frac{1}{2}$ ; SE $\frac{1}{4}$ ; NE $\frac{1}{4}$ SW $\frac{1}{4}$ ; SW $\frac{1}{4}$ SW $\frac{1}{4}$   
Section 27: All  
Section 28: E $\frac{1}{2}$ E $\frac{1}{2}$   
Section 34: W $\frac{1}{2}$ W $\frac{1}{2}$ ; E $\frac{1}{2}$ E $\frac{1}{2}$

IN TOWNSHIP 37 NORTH, RANGE 57 EAST, M.D.B. & M.

Section 1: Lots 2, 3 and 4; S $\frac{1}{2}$ NW $\frac{1}{4}$ ; SW $\frac{1}{4}$   
Section 2: SE $\frac{1}{4}$ NE $\frac{1}{4}$ ; E $\frac{1}{2}$ SE $\frac{1}{4}$   
Section 11: NE $\frac{1}{4}$ ; S $\frac{1}{2}$   
Section 12: W $\frac{1}{2}$ NW $\frac{1}{4}$ ; NW $\frac{1}{4}$ SW $\frac{1}{4}$   
Section 14: W $\frac{1}{2}$ E $\frac{1}{2}$ ; W $\frac{1}{2}$   
Section 15: E $\frac{1}{2}$ SE $\frac{1}{4}$   
Section 22: E $\frac{1}{2}$ E $\frac{1}{2}$   
Section 23: W $\frac{1}{2}$   
Section 26: W $\frac{1}{2}$   
Section 27: NE $\frac{1}{4}$ NE $\frac{1}{4}$ ; S $\frac{1}{2}$ NE $\frac{1}{4}$ ; SE $\frac{1}{4}$   
Section 34: E $\frac{1}{2}$ W $\frac{1}{2}$ ; E $\frac{1}{2}$   
Section 35: W $\frac{1}{2}$ W $\frac{1}{2}$

IN TOWNSHIP 38 NORTH, RANGE 57 EAST, M.D.B. & M.

Section 1: E $\frac{1}{2}$ ; W $\frac{1}{2}$ NW $\frac{1}{4}$ ; NE $\frac{1}{4}$ SW $\frac{1}{4}$ ; SW $\frac{1}{4}$ SW $\frac{1}{4}$   
Section 3: All  
Section 8: S $\frac{1}{2}$ SW $\frac{1}{4}$   
Section 11: All  
Section 13: NW $\frac{1}{4}$ NW $\frac{1}{4}$ ; S $\frac{1}{2}$ NW $\frac{1}{4}$ ; N $\frac{1}{2}$ NE $\frac{1}{4}$ ; SE $\frac{1}{4}$ NE $\frac{1}{4}$ ; S $\frac{1}{2}$   
Section 20: NE $\frac{1}{4}$ SE $\frac{1}{4}$   
Section 23: All  
Section 24: E $\frac{1}{2}$ E $\frac{1}{2}$   
Section 25: All  
Section 35: All  
Section 36: All

IN TOWNSHIP 38 NORTH, RANGE 58 EAST, M.D.B. & M.

Section 5: All  
Section 7: All  
Section 17: All  
Section 19: All  
Section 21: All  
Section 29: All

*Elko County  
Recorder  
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Section 30: Lots 1, 2, 3 and 4

SUBJECT HOWEVER TO THE FOLLOWING RESERVATIONS:

A. Right-of-way for Public Highway as granted by Deed dated \_\_\_\_\_, 1930, by Hylton Ranches, Incorporated to State of Nevada, recorded June 25, 1937, in Book 48 Deeds, pages 403-404, Elko County, Nevada records.

B. Grant of right-of-way to Bell Telephone Company of Nevada, a corporation, by Deed dated February 17, 1942, recorded April 13, 1942, Book 51 Deeds, pages 321-323, Elko County, Nevada records.

C. Reservation of all minerals and mineral rights in under or to the herein described real property, for a period of 20 years from April 1, 1940, as reserved in that certain Deed from Hylton Ranches, Incorporated to Van R. Savage, dated October 13, 1943, and recorded November 4, 1943, Recorder's Serial No. 82274, however, first parties hereby grant, bargain and sell unto the said second parties the reversionary interest in and to said mineral rights, as appearing in the deed immediately hereinbefore mentioned.

D. Patent reservations appearing in State and United States patents involved in said title.

Together with all water, water rights and rights to the use of water appurtenant to the above-described land or used or enjoyed in connection therewith, including all water rights growing out of applications to or permits from the State Engineer of the State of Nevada, and all water rights growing out of the appropriation and use of water on said property or any part thereof, together with all dams, ditches, canals, flumes, water ways, pipes, pipe lines, reservoirs and all other means or methods for the diversion, impounding, distribution or use of any of the waters appurtenant to said real property or any part thereof.

Together with all stockwatering rights, range rights, Taylor Grazing rights appurtenant to the said real property, or any part thereof, owned or enjoyed by Grantors in connection therewith, including all adjudicated water rights appurtenant to the above-described real property.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or 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 second parties, their heirs and assigns forever.

IN WITNESS WHEREOF, the said first parties have hereunto set their hands the day and year first hereinabove written.

CLARENCE B. SMITH  
CLARENCE B. SMITH

JOHN D. JACKSON  
JOHN D. JACKSON

FRANCES J. JACKSON  
FRANCES J. JACKSON

EARL EDGAR  
EARL EDGAR

DELORES N. EDGAR  
DELORES N. EDGAR

3104.50 Internal Revenue Stamps  
Attached and cancelled  
CBS 7/9/49

STATE OF NEVADA, }  
COUNTY OF ELKO. } SS.

On this 12th day of March, 1949, personally appeared before me, a Notary Public in and for said County and State, CLARENCE B. SMITH, JOHN D. JACKSON and FRANCES J. JACKSON, his wife, and EARL EDGAR and DELORES N. EDGAR, his wife, known to me to be the persons described in and who executed the foregoing instrument, and acknowledged to me that they executed the same freely and voluntarily and for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Official Seal the day and year in this certificate last above written.

B E A L

ORVILLE R. WILSON  
- Notary Public -

Filed for record at request of Orville R. Wilson July 11 4:19 PM 1949

GERTRUDE EAGER, ELKO COUNTY RECORDER

CERTIFICATION OF COPY

STATE OF NEVADA) SS.  
COUNTY OF ELKO) 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

MAR 04 1988 A.D. 19  
JERRY D. REYNOLDS, COUNTY RECORDER  
*[Signature]*