

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made and entered into as of this 13<sup>th</sup> day of December, 1949, by and between SIDNEY GEMRING and LILLIAN R. GEMRING, his wife, of La Mesa, California, and JOHN RUTMAN and DOGIE H. RUTMAN, his wife, of Elko, Nevada, first parties, and LEVILS GATE CATTLE CO., a Nevada Corporation, 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, and other good and valuable consideration, to them in hand paid by the said second party, the 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 Elko, State of Nevada, particularly described as follows:

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

Section 2: Lot 1; SW1/4

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

Section 14: SW1/4; S1/2

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

Section 3: NW1/4  
Section 10: NW1/4; NE1/4

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

Section 2: Lot 4  
Section 3: Lots 1, 2, and 3; SW1/4; S1/2NE1/4; E1/2SW1/4; SE1/4  
Section 10: NW1/4; SW1/4; NE1/4  
Section 15: SW1/4; E1/2  
Section 21: E1/2SW1/4  
Section 22: NE1/4; S1/2; NE1/4SW1/4; SW1/4SW1/4  
Section 27: All  
Section 28: E1/2E1/4  
Section 34: NW1/4; E1/2

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

Section 1: Lots 2, 3, and 4; SW1/4; E1/2  
Section 2: SW1/4NE1/4; E1/2SE1/4  
Section 11: NW1/4; E1/2  
Section 12: NW1/4; NE1/4SW1/4  
Section 14: NE1/4; E1/2  
Section 15: E1/2SW1/4  
Section 22: E1/2E1/4

ORVILLE R. WILSON  
Attorney at Law  
ELKO, NEVADA

*Elko County  
Clark  
Book 58 page 80*

IN TOWNSHIP 37 NORTH, RANGE 57 EAST, CON'T

Section 23: W $\frac{1}{2}$   
Section 26: W $\frac{1}{2}$   
Section 27: NE $\frac{1}{4}$ NE $\frac{1}{4}$ ; S $\frac{1}{4}$ 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 $\frac{1}{4}$ SW $\frac{1}{4}$   
Section 11: All  
Section 13: NW $\frac{1}{4}$ NW $\frac{1}{4}$ ; S $\frac{1}{4}$ NW $\frac{1}{4}$ ; N $\frac{1}{4}$ NE $\frac{1}{4}$ ; S $\frac{1}{4}$ 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.L.B. & M.

Section 5: All  
Section 7: All  
Section 17: All  
Section 19: All  
Section 21: All  
Section 29: All  
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 runs, 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 party, and its successors and assigns forever.

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

Sidney Geising  
SIDNEY GEISING

Lillian R Geering  
LILLIAN R. GEERING

Joe Rutman  
JOE RUTMAN

Eugene H. Rutman  
EUGENE H. RUTMAN

no GRS Required.  
Prop. held in Trust  
by grantors for  
corporation.

APR 7 1950  
RECORDED  
INDEXED  
U.S. DEPT. OF THE INTERIOR

STATE OF NEVADA }  
COUNTY OF ELKO } 88.

On this 1st day of March, 1949, personally appeared before me, Notary Public in and for said County and State, JOHN RUTMAN and PROGIS H. RUTMAN, 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.

Jucille Arner  
- Notary Public -

My Commission Expires Oct. 29, 1954

STATE OF NEVADA }  
COUNTY OF ELKO } 88.

On this 13th day of Dec., 1949, personally appeared before me, Notary Public in and for said County and State, SIDNEY GERING and WILLIAM R. GERING, 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.

Jucille Arner  
- Notary Public -

My Commission Expires Oct. 29, 1954

CERTIFICATION OF COPY  
STATE OF NEVADA )  
COUNTY OF ELKO ) 88.

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

day of JACKY D. REYNOLDS, COUNTY RECORDER

*[Handwritten signature]*

FILE NO. 107165  
FILED FOR RECORD  
APR 10 1950  
ORVILLE R. WILSON  
ELKO COUNTY RECORDER  
FEB 23 1950  
DADS