

FILED
DEC 28 1977 *bl*
STATE ENGINEER'S OFFICE

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made and entered into this 4th day of February, 1963, by and between SPRING CREEK RANCH COMPANY, a Nevada Corporation, First Party, and P.X. RANCH CO., a Nevada Corporation, Second Party,

W I T N E S S E T H:

That for and in consideration of the sum of TEN (\$10.00) DOLLARS, lawful money of the United States of America, and other good and valuable consideration to the First Party in hand paid by the Second Party, receipt whereof is hereby acknowledged, the First Party does by these presents grant, bargain, sell and convey unto the Second Party, its successors and assigns forever, all of the real property presently owned by the First Party and situated in the County of Elko, State of Nevada, including, but without limitation, the following particularly described properties:

T. 40 N., R. 54 E., M.D.B. & M.

Sec. 5: Lot 5
9: NW $\frac{1}{2}$ SW $\frac{1}{2}$

T. 41 N., R. 54 E., M.D.B. & M.

Sec. 1: N $\frac{1}{2}$; W $\frac{1}{2}$ SW $\frac{1}{2}$
2: All
3: All
4: N $\frac{1}{2}$; NE $\frac{1}{2}$ SW $\frac{1}{2}$; S $\frac{1}{2}$ SW $\frac{1}{2}$; SE $\frac{1}{2}$
5: SW $\frac{1}{2}$ NE $\frac{1}{2}$; NW $\frac{1}{2}$ SE $\frac{1}{2}$; S $\frac{1}{2}$ SE $\frac{1}{2}$
6: SE $\frac{1}{2}$ SW $\frac{1}{2}$; SW $\frac{1}{2}$ SE $\frac{1}{2}$
7: S $\frac{1}{2}$ NE $\frac{1}{2}$; SE $\frac{1}{2}$ NW $\frac{1}{2}$; Lot 2; N $\frac{1}{2}$ SE $\frac{1}{2}$; SE $\frac{1}{2}$ SE $\frac{1}{2}$
8: NE $\frac{1}{2}$; SE $\frac{1}{2}$ SE $\frac{1}{2}$; SW $\frac{1}{2}$ SW $\frac{1}{2}$
9: All
10: All
11: SW $\frac{1}{2}$ NE $\frac{1}{2}$; S $\frac{1}{2}$ NW $\frac{1}{2}$; SW $\frac{1}{2}$; N $\frac{1}{2}$ SE $\frac{1}{2}$
12: S $\frac{1}{2}$ N $\frac{1}{2}$; N $\frac{1}{2}$ S $\frac{1}{2}$
13: NE $\frac{1}{2}$; SW $\frac{1}{2}$
14: E $\frac{1}{2}$ NW $\frac{1}{2}$; S $\frac{1}{2}$
16: NW $\frac{1}{2}$; N $\frac{1}{2}$ SW $\frac{1}{2}$; SW $\frac{1}{2}$ SW $\frac{1}{2}$
17: E $\frac{1}{2}$; E $\frac{1}{2}$ W $\frac{1}{2}$; NW $\frac{1}{2}$ NW $\frac{1}{2}$
20: E $\frac{1}{2}$ SE $\frac{1}{2}$; SW $\frac{1}{2}$ NE $\frac{1}{2}$
21: W $\frac{1}{2}$ W $\frac{1}{2}$
23: N $\frac{1}{2}$; NE $\frac{1}{2}$ SW $\frac{1}{2}$; SE $\frac{1}{2}$
24: SW $\frac{1}{2}$
28: W $\frac{1}{2}$; W $\frac{1}{2}$ SE $\frac{1}{2}$
29: NE $\frac{1}{2}$ NE $\frac{1}{2}$

T. 42 N., R. 54 E., M.D.B. & M.

- Sec. 1: Lots 1 and 2 of NE $\frac{1}{4}$
15: SW $\frac{1}{4}$
16: E $\frac{1}{2}$ SE $\frac{1}{4}$; SW $\frac{1}{2}$ SE $\frac{1}{4}$
21: E $\frac{1}{2}$
22: W $\frac{1}{2}$ NE $\frac{1}{4}$; W $\frac{1}{2}$; SE $\frac{1}{4}$
23: SW $\frac{1}{4}$
25: SW $\frac{1}{2}$ NW $\frac{1}{4}$; SW $\frac{1}{4}$; W $\frac{1}{2}$ SE $\frac{1}{4}$; SE $\frac{1}{2}$ SE $\frac{1}{4}$
26: S $\frac{1}{2}$ NE $\frac{1}{4}$; W $\frac{1}{2}$; SE $\frac{1}{4}$
27: N $\frac{1}{2}$; NE $\frac{1}{2}$ SW $\frac{1}{4}$; NW $\frac{1}{2}$ SE $\frac{1}{4}$
28: E $\frac{1}{2}$ NE $\frac{1}{4}$
34: S $\frac{1}{2}$
35: All
36: All
33: Lot 2 (SW $\frac{1}{2}$ NW $\frac{1}{4}$); SW $\frac{1}{4}$; SW $\frac{1}{2}$ SE $\frac{1}{4}$

T. 41 N., R. 55 E., M.D.B. & M.

- Sec. 2: Lot 4 of NW $\frac{1}{4}$; SW $\frac{1}{2}$ NW $\frac{1}{4}$; W $\frac{1}{2}$ SW $\frac{1}{4}$
3: E $\frac{1}{2}$ E $\frac{1}{4}$; S $\frac{1}{2}$ SW $\frac{1}{4}$; SW $\frac{1}{2}$ SE $\frac{1}{4}$
4: S $\frac{1}{2}$ S $\frac{1}{4}$
5: SW $\frac{1}{2}$ NW $\frac{1}{4}$; SW $\frac{1}{4}$
6: All
7: NE $\frac{1}{4}$; NE $\frac{1}{2}$ NW $\frac{1}{4}$; N $\frac{1}{2}$ SW $\frac{1}{4}$; SE $\frac{1}{4}$
8: Lots 2, 3 and 4; SW $\frac{1}{2}$ NE $\frac{1}{4}$; W $\frac{1}{2}$; NW $\frac{1}{2}$ SE $\frac{1}{4}$
9: N $\frac{1}{4}$
10: W $\frac{1}{2}$ NW $\frac{1}{4}$
17: W $\frac{1}{2}$ W $\frac{1}{4}$
18: E $\frac{1}{2}$; SW $\frac{1}{4}$
19: N $\frac{1}{2}$; SE $\frac{1}{2}$ SE $\frac{1}{4}$
20: W $\frac{1}{2}$
30: NE $\frac{1}{2}$ NE $\frac{1}{4}$; S $\frac{1}{2}$ NE $\frac{1}{4}$; W $\frac{1}{2}$ SE $\frac{1}{4}$; SE $\frac{1}{2}$ SE $\frac{1}{4}$
31: NE $\frac{1}{2}$ NE $\frac{1}{4}$

T. 42 N., R. 55 E., M.D.B. & M.

- Sec. 3: Lots 1 and 2 (N $\frac{1}{2}$ NE $\frac{1}{4}$); Lot 3 (NE $\frac{1}{2}$ NW $\frac{1}{4}$)
31: S $\frac{1}{2}$ NW $\frac{1}{4}$; SW $\frac{1}{4}$; W $\frac{1}{2}$ SE $\frac{1}{4}$; SE $\frac{1}{2}$ SE $\frac{1}{4}$
35: W $\frac{1}{2}$ W $\frac{1}{4}$
34: SE $\frac{1}{2}$ NE $\frac{1}{4}$; E $\frac{1}{2}$ SE $\frac{1}{4}$

T. 43 N., R. 55 E., M.D.B. & M.

- Sec. 28: SW $\frac{1}{2}$ SW $\frac{1}{4}$; SW $\frac{1}{2}$ SE $\frac{1}{4}$
33: NE $\frac{1}{4}$; NE $\frac{1}{2}$ NW $\frac{1}{4}$
34: NW $\frac{1}{4}$; N $\frac{1}{2}$ SW $\frac{1}{4}$; SE $\frac{1}{2}$ SW $\frac{1}{4}$; SW $\frac{1}{2}$ SE $\frac{1}{4}$

T. 44 N., R. 55 E., M.D.B. & M.

- Sec. 21: W $\frac{1}{2}$ NE $\frac{1}{4}$
23: NE $\frac{1}{4}$; W $\frac{1}{2}$ NW $\frac{1}{4}$; SE $\frac{1}{2}$ NW $\frac{1}{4}$; NW $\frac{1}{2}$ SW $\frac{1}{4}$; SW $\frac{1}{2}$ SE $\frac{1}{4}$;
N $\frac{1}{2}$ SE $\frac{1}{4}$; S $\frac{1}{2}$ SW $\frac{1}{4}$
24: Lots 3 and 4; NW $\frac{1}{4}$; N $\frac{1}{2}$ SW $\frac{1}{4}$
32: W $\frac{1}{2}$ NE $\frac{1}{4}$

T. 41 N., R. 56 E., M.D.B. & M.

AN UNDIVIDED ONE-THIRD INTEREST IN AND TO:

- Sec. 10: NE $\frac{1}{2}$ NE $\frac{1}{4}$; S $\frac{1}{2}$ NE $\frac{1}{4}$; NW $\frac{1}{2}$ SE $\frac{1}{4}$

T. 43 N., R. 56 E., M.D.B. & M.

- Sec. 11: E $\frac{1}{2}$ NE $\frac{1}{4}$; SW $\frac{1}{4}$ NE $\frac{1}{4}$
12: Lots 1, 2, 3 and 4; W $\frac{1}{2}$ E $\frac{1}{2}$; E $\frac{1}{2}$ W $\frac{1}{2}$;
W $\frac{1}{2}$ NW $\frac{1}{4}$; NW $\frac{1}{4}$ SW $\frac{1}{4}$
13: Lots 1, 2, 3 and 4; E $\frac{1}{2}$ SW $\frac{1}{4}$; W $\frac{1}{2}$ SE $\frac{1}{4}$

T. 43 N., R. 57 E., M.D.B. & M.

- Sec. 2: SW $\frac{1}{4}$ SW $\frac{1}{4}$
5: S $\frac{1}{2}$ NW $\frac{1}{4}$; SW $\frac{1}{4}$; W $\frac{1}{2}$ SE $\frac{1}{4}$
7: E $\frac{1}{2}$ NE $\frac{1}{4}$
8: W $\frac{1}{2}$ NE $\frac{1}{4}$; NW $\frac{1}{4}$
9: E $\frac{1}{2}$ E $\frac{1}{2}$
10: All
11: W $\frac{1}{2}$ W $\frac{1}{2}$
15: W $\frac{1}{2}$ NE $\frac{1}{4}$; W $\frac{1}{2}$; NW $\frac{1}{4}$ SE $\frac{1}{4}$
16: All
17: NE $\frac{1}{4}$; W $\frac{1}{2}$; N $\frac{1}{2}$ SE $\frac{1}{4}$
18: NE $\frac{1}{4}$; SW $\frac{1}{4}$ SW $\frac{1}{4}$; S $\frac{1}{2}$ SE $\frac{1}{4}$
19: NE $\frac{1}{4}$; E $\frac{1}{2}$ NW $\frac{1}{4}$; NW $\frac{1}{4}$ NW $\frac{1}{4}$
20: W $\frac{1}{2}$ NW $\frac{1}{4}$
21: N $\frac{1}{2}$
22: NW $\frac{1}{4}$ NE $\frac{1}{4}$; NW $\frac{1}{4}$

Excepting those certain reservations of mineral rights contained in a deed from Robert I. Troxell, et ux, to Harry L. Crosby, Jr., dated November 25, 1955, and recorded in Book 69 of Deeds, Page 139; a deed from J. R. Simplot, et ux, dated November 25, 1955, recorded in Book 69 of Deeds, Page 137; and a deed from Harry L. Crosby, Jr., to Edward Johnson, et al, dated January 21, 1959, recorded in Book 75 of Deeds, Page 458; all references to recorded deeds being the Official Records in the Elko County Recorder's Office, Elko, Nevada.

Subject to any highway rights of way or easements of record.

Together with all buildings, fences, structures, improvements, barns, corrals, and all other improvements located on said real property.

Together with all water, water rights, rights to the use of water, dams, ditches, canals, pipe lines, reservoirs, wells, pumps, pumping stations, engines and all other means for the diversion or use of waters 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 for the drainage of all or any part of said lands, including, but without limitation thereto, the waters adjudicated as appurtenant to the said property, or any part thereof by any pertinent decree of that certain proceeding entitled, "In the Matter of the Determination of the Relative Rights of Claimants and Appropriators of the Waters of the Humboldt River Stream System and its Tributaries", being Civil Action No. 2804 in the Sixth Judicial District Court of the State of Nevada, in and for the County of Humboldt, and including all permits, if any, issued by the State Engineer of the State of Nevada, and any and all applications to appropriate water.

together with all stockwatering rights, vested or permitted, now or heretofore or hereafter used in connection with the use of said lands, including all stockwatering sources located on the above described real property, or on any public domain or other lands.

Together with all range rights and grazing rights, and in particular, but without limitation thereto, all rights to graze livestock on the public domain under what is known as the Taylor Grazing Act, used or enjoyed in connection with any of said property, being 13,781 AUM's of Federal Range Privileges; more or less, and including the Trustor's interest in any cooperative range improvement projects carried out with the United States Department of Interior in the construction of range division fences, reseeding, watering sources or other improvements on the public domain, including any preference rights of Trustor for reimbursement in the event of the assertion by the United States of any sovereign rights.

Together with all forest rights and preferences in the Humboldt National Forest.

Subject to a lease dated September 5, 1958, for 50 years, with the Elko County School District for 0.92 acres of land, more or less, in Lot 1 of the NE $\frac{1}{4}$, Section 6, T. 41 N., R. 55 E., M.D.B. & M., limited to use and occupation of said premises for public school purposes.

Together with all of 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 unto the Second Party, its successors and assigns forever.

IN WITNESS WHEREOF, the First Party has caused these presents to be executed by its President heretofore duly authorized.

SPRING CREEK RANCH COMPANY

By Edward Johnson Pres.
Its President

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



On this 4th day of February, 1963, personally appeared

CERTIFICATION OF COPY

STATE OF NEVADA) SS. I, JENNY L. REYNOLDS, the duly qualified Recorder of Elko County, Nevada, do hereby certify that this is a true and correct copy of the instrument hereunto set my hand and affixed the seal of my office, in Elko, Nevada, this 19th day of December, 1977.

JERRY D. REYNOLDS, COUNTY RECORDER
BY *Jerry D. Reynolds*
(SEAL)

before me, a Notary Public in and for said County and State, EDWARD JOHNSON, known to me to be the President of the corporation that executed the foregoing instrument, and upon oath did depose that he is the officer of said corporation as above designated; that he is acquainted with the Seal of said corporation, and that the Seal affixed to said instrument is the Corporate Seal of said corporation; that the signatures to said instrument were made by the officer of said corporation as indicated after said signature, and that the said corporation executed the said instrument freely and voluntarily and for the uses and purposes therein mentioned, having authorized the execution thereof by the President by proper resolution.

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

Stella H. Tuamano
NOTARY PUBLIC



File No. 11592
FILED FOR RECORD
AT REQUEST OF
Pioneer Title Ins. Co.
FEB 5 2 00 PM '73
RECORDED BOOK 33 PAGE 561
ESTHER H. SKELTON
ELKO COUNTY RECORDER
INDEXED
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MANN AND SCOTT
LAWYERS
878 COURT STREET
ELKO, NEVADA