ELKO COUNTY 126945

GRANT DEED TO CORPORATION

FOR THE CONSIDERATION of TEN DOLLARS ($10.00), lawful money of the United States of America, and other valuable consideration, the receipt whereof is hereby acknowledged, DELBERT J. ZUNINO and LINDA ZUNINO, husband and wife, herein referred to as Grantors, do hereby grant, bargain and sell to ZUNINO RANCHES, INC., a corporation organized and existing under the laws of the State of Nevada, the address of which is Jiggs, Nevada, herein referred to as Grantee, and to its successors and assigns, the property and premises located in the County of Elko, State of Nevada, described as follows:

ZUNINO RANCH:

An undivided one-tenth (1/10) interest in and to the following described real property:

TOWNSHIP 28 NORTH, RANGE 54 EAST, M.D.B.&M.

Section 16: SW¼, NW¼SE¼;
17: S½
18: Lot 3

A full interest in and to the following described real property:

TOWNSHIP 30 NORTH, RANGE 56 EAST, M.D.B.&M.

Section 14: SW¼, W½SE¼, SE¼SE¼;
15: SE¼SW¼, SE¼;
22: NE¼, E½NW¼, SE¼;
23: All
24: N½NE¼, NW¼, N½SW¼; SW¼SW¼
25: N½NW¼;

TOWNSHIP 30 NORTH, RANGE 57 EAST, M.D.B.&M.

Section 17: N½S½;

SUBJECT TO: That certain easement heretofore granted to the State of Nevada for highway purposes which easement is 100 feet wide and traverses through portions of section 15 and section 22 of Township 30 North, Range 56 East, M.D.B.&M., which easement is recorded in Book 59 of Deeds, at page 460 in the office of the Elko County Recorder, Elko, Nevada.

Documentary Transfer Tax $ 64 90
☐ Computed on full value of property conveyed; or
☐ Computed on full value less liens and encumbrances remaining thereon at time of transfer.
Under penalty of perjury:
Signature of declarant or agent determining tax-firm name

YOUNG RANCH:

PARCEL I:

VAUGHAN, HULL, MARFISI & COPENHAVER, LTD.
ATTORNEYS AND COUNSELORS
530 IDAHO STREET
ELKO, NEVADA 89801

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TOWNSHIP 30 NORTH, RANGE 56 EAST, M.D.B.&M.

Section 26: NE¼NE¼;

PARCEL II:

TOWNSHIP 27 NORTH, RANGE 55 EAST, M.D.B.&M.

Section 4: S½SW¼NE¼; S½S½NW¼; NW¼SE¼; S½SE¼; SW¼
5: S½SE¼NE¼; E½SE¼
8: NE¼NE¼;
9: N½; SE¼; NE¼SW¼;
10: NW¼SW¼;

BARNES RANCH PROPERTY:

PARCEL I:

TOWNSHIP 29 NORTH, RANGE 56 EAST, M.D.B.&M.

Section 1: SW¼
2: SE¼; S½SW¼;
In the N½SW¼; of Section 2, and the S½S½ of Section 3, that portion thereof lying south of a line more particularly described as follows:

Beginning at Corner No. 1, the accepted center of Section 2, Township 29 North, Range 56 East, M.D.B.&M., thence N. 89°50'W., 1079.00 feet to Corner No. 2; thence S. 62°03'W., 600.00 feet to Corner No. 3; thence S. 53°01'W., 1290.00 feet to Corner No. 4; thence S.0°56'40"W., 579.00 feet to Corner No. 5; thence S. 77°25'W., 609.00 feet to Corner No. 6; thence N.85°50'W., 625.00 feet to Corner No. 7; thence N.85°52'W., 405.00 feet to Corner No. 8; thence N.85°34'W., 354.00 feet to Corner No. 9; thence S.85°31'W., 225.00 feet to Corner No. 10; thence N.87°13'W., 1250.00 feet to Corner No. 11; thence N.39°08'W., 340.00 feet to Corner No. 12; thence S.86°42'W., 1430 feet to Corner No. 13; a fence corner; thence N.79°W., 160.00 feet, more or less,

along a fence now in place to Corner No. 14, the end, and also a point in the West line of Section 3, Township 29 North, Range 56 East, M.D.B.&M.

Section 4: Lot 2; SW¼NE¼; NW¼SE¼: that portion of Lot 1, SE¼NE¼ and NE¼SE¼ Westerly of Right of Way acquired for Highway purposes by the State of Nevada.

EXCEPTING THEREFROM that portion of the SE¼ NE¼ of said Section 4 conveyed to OLIVER BRESCHINI, et ux., et al., by deed recorded December 16, 1976, in Book 240 of Official Records at page 406, Elko County, Nevada described as follows:

Beginning at Corner No. 1, a point on the westerly right-of-way of Nevada State Route 46 from which the highway monument at Engineers Station C 23+18.32 PT and Right 37.94 feet from centerline bears N.14°43'57" E., 257.58 feet also the N¼ corner of Section 3, T. 29. N., R. 56 E., M.D.B.&M. bears N.64°53'04"E., 3773.12 feet.

Thence from a tangent bearing S.1°06'47"E., on a curve to the right with a radius of 3960.00 feet with a central angle of 4°03'09" for an arc length of 280.09 feet to Corner No. 2.

Thence N.89°38'00"W., 112.57 feet to Corner No. 3.

Thence N.0°22'00°E., 280.00 feet to Corner No. 4.

Thence S.89°38'00"E., 115.24 feet to Corner No. 1, the point of beginning, containing 0.743 acres more or less.

Section 10: NE¼, E½NW¼; N½SE¼; and Northerly 726.00 feet, more or less of S½SE¼;

Section 11: N½; N½S½; S½SE¼; and Northerly 726.00 feet of S½SW¼;

Section 12: Lots 1, 2, 3, 4, and 5; SW¼NE¼; W½SE¼; SW¼;

Section 14: E½;

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TOWNSHIP 29 NORTH, RANGE 57 EAST, M.D.B.&M.

Section 7: E½W½; Lots 1, 2, 3, and 4; being W½W½;

PARCEL II:

An undivided 11.1% interest in the following:

TOWNSHIP 28 NORTH, RANGE 54 EAST, M.D.B.&M.

Section 16: NW¼SE¼; SW¼;
17: S½;
18: Lot 3;

REED PURCHASE:

TOWNSHIP 30 NORTH, RANGE 56 EAST. M.D.B.&M.

Section 2: N½ of SE¼
12: SE¼ of NE¼

TOWNSHIP 30 NORTH, RANGE 57 EAST, M.D.B.&M.

Section 7: SE¼ of NW¼; NW¼ of SE¼
18: E½ of NE¼; Lots 3 and 4 (W½ of SW¼)

LEE WILSON AND COMPANY PURCHASES:

PARCEL I:

A parcel of land located in the SW¼ of Section 15, T. 30 N., R. 56 E., M.D.B.&M. being that portion lying southeasterly of a Zunino fence, more particulary described as follows:

Beginning at Corner #1, a point on the easterly Right-of-Way of Nevada State Highway 46 and on the W 1/16 line of said Section 15 from which the SE corner of said Section 15 bears S.76°46'01"E., 4062.45 feet.

Thence N.22°01'22"W., 345.88 feet along said easterly Highway Right-of-Way to Corner #2,

Thence from a tangent bearing N.22°01'22"W., on a curve to the left with a radius of 10,050 feet through a central angle of 1°29' 07" an arc length of 260.53 feet along said Highway Right-of-Way to Corner #3, said corner being in a northeasterly fence,

Thence N.58°18'12"E., 1819.84 feet along said

fence to Corner #4, a point in the North-South ¼ section line,

Thence South 1117.78 feet along said ¼ section line, to Corner #5, being the C-S 1/16 corner of said Section 15,

Thence N.89°50'00"W., 1317.90 feet along the S 1/16 line of said Section 15 to Corner #6, being the SW 1/16 corner,

Thence South 403.10 feet along the W 1/16 line to Corner #1, the Point of Beginning containing 23.29 acres more or less.

PARCEL II:

An undivided one-half (½) interest in and to the following described parcel:

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

Section 23: All

MUNSON PURCHASE:

An undivided one-half (½) interest in and to the following described parcel:

TOWNSHIP 28 NORTH, RANGE 54 EAST, M.D.B.&M.

Section 31: Lots 1, 2, and 3
32: NW¼; W½SW¼; NE¼SW¼; W½NE¼; SE¼NE¼

Reserving therefrom all oil, gas, mineral, geothermal and other leases of such lands together with all of Grantor's right, title, interest and estate of Grantors in and to oil, gas, minerals, geothermal resources, geothermal energy, coal, shale, sand and gravel, with surface rights for access and production.

Together with the tenements, hereditaments and appurtenances thereunder belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof.

Together with the following:

All buildings, fixtures and improvements situate thereon.

All springs, wells, waters and water rights, proofs, permits, certificates, appropriations and vested rights of Grantor on, decreed to or appurtenant to each parcel; all of Grantor's dams, ditches, diversions, canals, pipelines, well casings, well pumping equipment, troughs and all other means, methods, systems of using such water and water rights and applying them to beneficial use on such lands; all Grantor's stockwater and stockwater rights and facilities on the described lands sold and the public lands.

All easements, rights of way and licenses of Grantor appurtenant to or used in connection with said lands.

All corrals, fences, stockwater troughs, tanks, and facilities of Grantor on the premises and public lands.

All of Grantor's right, title and interest in range and other improvements on public lands with supporting permits and Cooperative Agreements.

Any and all rights, privileges, preferences, licenses and permits to graze livestock upon the public lands administered by the United States Department of the Interior, Bureau of Land Management and the United States Department of Agriculture, Forest Service, based upon, appurtenant to or used in connection with the real property or any portion thereof;

SUBJECT TO THE FOLLOWING:

A. All taxes and assessments;

B. All reservations contained in patents and conveyances by predecessors of record;

C. All restrictions, conditions, exceptions, encroachments, regulations, zoning, planning, codes, laws, easements, rights of way, ordinances, affecting the property or any portion thereof;

D. Leases of oil, gas, and mineral rights affecting the property or any portion thereof;

E. All licenses affecting said property;

F. Agricultural use property assessment under the so-called "Greenbelt" agricultural

property tax law of Nevada.

G. Any mining claims, mill site claims, and tunnel claims on the property.

H. A Deed of Trust dated July 1, 1970, executed by Delbert J. Zunino and Linda Zunino, Trustors to First National Bank of Nevada, Trustee for Charles B. Zunino and Marie M. Zunino, Beneficiaries, recorded October 8, 1970, in Book 134 of Official Records at page 178, Elko County, Nevada.

RESERVING HOWEVER, all of Grantor's right, title, interest, and estate in and to all oil, gas, minerals, mineral rights, hydrocarbons, geothermal resources, steam, hot water on, in or under the above described lands.

TO HAVE AND TO HOLD the said premises, together with the appurtenances, unto the Grantee and its successors and assigns, forever.

IN WITNESS WHEREOF, the Grantors have signed this Deed the 18 day of October, 1979.

Delbert J. Zunino
DELBERT J. ZUNINO

Linda Zunino
LINDA ZUNINO

STATE OF NEVADA)
) SS.
COUNTY OF ELKO)

On Oct. 1, 1979, personally appeared before me, a Notary Public, DELBERT J. ZUNINO and LINDA ZUNINO, husband and wife, who acknowledged that they executed the above instrument.

Jodi A. Smiley
NOTARY PUBLIC

JODI A. SMILEY
Notary Public - State of Nevada
Elko County, Nevada
Commission Expires June 1, 1981

FEE 9.00 126945
FILED FOR
AT REQUEST OF
VAUGHAN, HULL, MARFISI
& COPENHAVER
79 OCT 2 A10: 59

RECORDED BK 303 PG 262
JERRY D. REYNOLDS
ELKO CO. RECORDER

126945

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