JULIAN TOMERA RANCHES, INC.
STONE HOUSE DIVISION
CARLIN, NV 89822

131013

GRANT, BARGAIN AND SALE DEED

FOR CONSIDERATION RECEIVED, LEO DAMELE AND SONS RANCHES, INC., a Nevada corporation, Grantor, grants, bargains and sells to JULIAN TOMERA RANCHES, INC., STONE HOUSE DIVISION, a Nevada corporation, Grantee, and to the successors and assigns of the Grantee, forever, the property located in the County of Eureka, State of Nevada, described in Exhibit "A" attached hereto as part hereof.

TOGETHER WITH the following for, on or appurtenant to any or all of the lands described in Exhibit "A":

The tenements, hereditaments and appurtenances thereunder belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits of said ranch lands.

All easements, rights of way and licenses benefiting or appurtenant to or used in connection with said lands, or any of them, and to the public land grazing areas.

All buildings, fixtures, corrals, fences, gates, cattleguards, culverts, stockwater troughs, water tanks, and pipelines and stockwater, irrigation and domestic water systems and other improvements on said lands.

TOGETHER WITH any and all of Grantor's right, title, estate or interest in and to all minerals (excepting hydrocarbons as reserved below) owned by Grantor, located within the lands described in Exhibit "A".

Together with any and all reversion and reversions Grantor may have pursuant to the Mineral Deed dated June 30, 1981, recorded July 6, 1981 in Book 96, Page 14, Official Records, Eureka County, Nevada from John D. Rand and Martha A. Rand. (Subject to those exceptions and reservations below.)

EXCEPTING AND RESERVING THEREFROM AND RETAINING all Grantor's right, title, estate or interest in coal, oil, gas and hydrocarbons of any kind or nature, together with rights of access and use of surface reasonably necessary to explore for or develop said hydrocarbons, subject however to reasonable compensation for

(9)

loss of use or damage to the surface incurred thereby.

WATER RIGHTS

All springs, wells, water, water rights and stockwater rights vested, applied for, appropriated for, appurtenant to or decreed to said lands, or any portion thereof; all applications, proofs, permits, maps and certificates relating to such water and water rights; all dams, ditches, diversions, licenses, easements, pipelines, structures, measuring devices, headgates, culverts, ponds, and reservoirs; all easements, devices and controls used to apply such water and water rights to beneficial use and for the repair, cleaning, replacement and maintenance of any or all of such facilities and improvements by the use of modern equipment and methods and for access thereto; and all stockwater equipment, facilities, troughs, tanks, pumps, reservoirs, ponds and other stockwater improvements on said lands, including but not limited to the following:

A. All water rights decreed to the lands described herein by the Bartlett Decree in Civil Action No. 2804, in the Sixth Judicial District Court of the State of Nevada, in and for the County of Humboldt, entitled, "In the Matter of the Determination of the Relative Rights of Claimants and Appropriators of the Waters of the Humboldt River Stream and Tributaries", and by any subsequent court orders, judgments, or decrees amending or modifying such Bartlett Decree, including but not limited to the following:

1. The right to divert 391.11 ac. ft. of water flowing in Pine Creek through the Pine Creek Ditch system for the irrigation of 138.51 acres as allotted to W. S. Yates in the 1943 "Blue Book" compilation of the Humboldt River Adjudication - Page 156, and in Proof #00305.

2. The right to divert 1,233.55 ac. ft. of water in Pine Creek and Tributaries through Pine Creek Ditch for irrigation of 416.74 acres as allotted to C. H. Rand in the 1943 "Blue Book" compilation of the Humboldt River Adjudication - Page 156, and in Proof #00306.

3. The right to divert 172.07 ac. ft. of water from Pine Creek and Tributaries through Trout Creek Ditch for the irrigation of 163.45 acres as allotted to C. H. Rand in the Humboldt River Adjudication - Page 156, and in Proof #00306.

B. The right to divert 7.848 c.f.s. of underground water from a well for the irrigation of 470.5 acres

of land, and for domestic purposes, evidenced by Certificate of Appropriation of Water No. 6181 (Application No. 19123) issued by the Nevada Division of Water Resources.

GRAZING PREFERENCES

Any and all rights, privileges, preferences, licenses, leases and permits to graze livestock upon the public lands administered by the United States Department of the Interior, Bureau of Land Management, based upon, appurtenant to or used in connection with the real property or any portion thereof, for which a term permit has been issued, which is understood to be the following:

No.	Period	% F.R. Use	aum's	Area
6 Cattle	4-16 to 2-15	100%	60	Fenced federal range, Thomas Creek
242 Cattle	4-16 to 9-15	88%	1,078	Thomas Creek

Total Preference	4,766 aum's
Suspended Non-Use	3,628 aum's
Active Use	1,138 aum's

Together with all cooperative agreements and range improvement agreements associated with the above-described preference, which will be assumed by the transferee.

SUBJECT TO all reservations, encumbrances, easements or exceptions of record.

SUBJECT TO that certain Exploration Lease and Agreement between Seller and Newmont Exploration Ltd. of even date herewith.

TO HAVE AND TO HOLD the property with the appurtenances to the Grantee and its successors and assigns, forever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed in its name by its duly authorized officers this 23rd day of June, 1989.

GRANTOR:

LEO DAMELE AND SONS RANCHES, INC.
a Nevada corporation

By Leo J. Damele
President

VAUGHAN, HULL, COPENHAVER & ZINGALE, LTD.
ATTORNEYS AND COUNSELORS
530 IDAHO STREET
P.O. BOX 1420
ELKO, NEVADA 89801

ATTEST:

Ellen M Damele
Secretary

GRANTER'S ADDRESS:

_____

_____

STATE OF NEVADA)
) SS.
COUNTY OF ~~ELKO~~ EUREKA)

On June 23, 1989, personally appeared before me, a Notary Public, Leo J Damele, President and ELLEN DAMELE, Secretary who acknowledged that they executed the above instrument on behalf of said corporation.

Sharon L Mathias
NOTARY PUBLIC

SHARON L. MATHIAS
Notary Public - State of Nevada
Elko County, Nevada
Commission Expires JUNE 23,1991

PORTION OF:
APN # 5-390-01

VAUGHAN, HULL, COPENHAVER & ZINGALE, LTD.
ATTORNEYS AND COUNSELORS
530 IDAHO STREET
P.O. BOX 1420
ELKO, NEVADA 89801

BOOK 206 PAGE 556

FRONTIER TITLE COMPANY
PRELIMINARY TITLE REPORT

Legal Description Continued

All that certain real property situate in the County of Eureka, State of Nevada, more particularly described as follows:

PARCEL 1:

TOWNSHIP 30 NORTH, RANGE 50 EAST, M.D.B.&M.

Section 11: All
Section 13: All

TOWNSHIP 30 NORTH, RANGE 51 EAST, M.D.B.&M.

Section 9: SE1/4 NE1/4
Section 17: All
Section 19: All
Section 21: All
Section 23: All
Section 25: All
Section 27: All
Section 29: All

TOWNSHIP 30 NORTH, RANGE 52 EAST, M.D.B.&M.

Section 19: All

TOWNSHIP 30 NORTH, RANGE 52 EAST, M.D.B.&M.

Section 29: S1/2 NE1/4; S1/2 SE1/4; W1/2

EXCEPTING THEREFROM all petroleum, oil, natural gas, and products derived therefrom, lying in or under said land as reserved by Southern Pacific Land Company, in deed recorded March 9, 1950 in Book 24, Page 42, Deed Records, Eureka County, Nevada.

FURTHER EXCEPTING THEREFROM an undivided one-half interest in and to any and all other mineral rights lying in or under said land as reserved by Oscar Rudnick, et al, in deeds recorded November 4, 1955 in Book 24, Page 471, and November 12, 1957 in Book 25, Page 188, Deed Records, Eureka County, Nevada.

PARCEL 2:

TOWNSHIP 30 NORTH, RANGE 50 EAST, M.D.B.&M.

BOOK 206 PAGE 557

Exhibit "A"

FRONTIER TITLE COMPANY
PRELIMINARY TITLE REPORT

Legal Description Continued

Section 14: NE1/4 NW1/4; NE1/4 SE1/4; N1/2 NE1/4; SE1/4 NE1/4
Section 24: NE1/4; NE1/4 NW1/4; NE1/4 SE1/4

TOWNSHIP 30 NORTH, RANGE 51 EAST, M.D.B.&M.

Section 16: All
Section 18: All
Section 20: N1/2 NE1/4; SE1/4 NE1/4; NW1/4; S1/2

TOWNSHIP 30 NORTH, RANGE 51 EAST, M.D.B.&M.

Section 30: Lots 1, 3, 4, NE1/4 NW1/4

EXCEPTING THEREFROM all minerals lying in and under said land as reserved by the United States of America in Patent, recorded November 23, 1964 in Book 6, Page 258, Official Records, Eureka County, Nevada.

PARCEL 3:

TOWNSHIP 30 NORTH, RANGE 51 EAST, M.D.B.&M.

Section 22: All
Section 24: All
Section 26: All
Section 28: All

TOWNSHIP 30 NORTH, RANGE 52 EAST, M.D.B.&M.

Section 20: NW1/4 NE1/4; N1/2 NW1/4; SW1/4 NW1/4; W1/2 SW1/4

TOWNSHIP 30 NORTH, RANGE 52 EAST, M.D.B.&M.

Section 30: All

EXCEPTING THEREFROM all uranium, thorium or any other material which is or may be determined to be peculiarly essential to the production of fissionable materials lying in or under said land as reserved by the United States of America in Patent recorded January 11, 1951 in Book 24, Page 112, Deed Records, Eureka County, Nevada.

PARCEL 4:

TOWNSHIP 30 NORTH, RANGE 51 EAST, M.D.B.&M.

BOOK 206 PAGE 558

Exhibit "A"

Legal Description Continued

Section 10 & 15: Portions of as follows:

A triangular tract of land beginning at the SE corner of Section 15 as Corner Number 1, the point of beginning,

THENCE along the South line of said Section 15 NORTH 89°58' WEST 8318.64 feet to Corner Number 2, the SW corner of said Section 15,

THENCE along the line between Section 15 & 16 North 1072.50 feet to Corner Number 3, the SW corner of Section 10,

THENCE along the line between Sections 9 & 10, NORTH 00°23' WEST 2565.42 feet to Corner Number 4, the W¼ corner of said Section 10,

THENCE SOUTH 66°23'42" EAST 9096.97 feet to Corner Number 1, the point of beginning.

EXCEPTING FROM that portion of said land lying in Section 15, all petroleum, oil, natural gas and products derived therefrom, lying in or under said land as reserved by Southern Pacific Land Company, in deeds recorded March 9, 1950 in Book 24, Page 42, Deed Records, Eureka County, Nevada.

EXCEPTING FROM that portion of said land lying in Section 10, all uranium, thorium or any other material which is or may be determined to be peculiarly essential to the production of fissionable materials lying in or under said land as reserved by the United States of America in Patent recorded January 11, 1951 in Book 24, Page 112, Deed Records, Eureka County, Nevada.

FURTHER EXCEPTING FROM that portion of said land lying in Section 15, an undivided one-half interest in and to any and all other mineral rights lying in or under said land as reserved by Oscar Rudnick, et al, in deed recorded November 4, 1955 in Book 24, Page 478, Deed Records, Eureka County, Nevada.

FURTHER EXCEPTING FROM said land all mineral rights, oil or gas lying in or under said land as reserved by Battista Tomera, Jr., and George Tomera in deed recorded February 27, 1979 in Book 69, Page 254, Official Records, Eureka County, Nevada.

FRONTIER TITLE COMPANY
PRELIMINARY TITLE REPORT

RECORDED AT THE REQUEST OF
BOOK 206 PAGE 553
Frontier Title Co.
90 JAN -5 A11 54

OFFICIAL RECORDS
EUREKA COUNTY, NEVADA
M.N. REBALEATI, RECORDER
FILE NO 131013 FEE $12.00

Legal Description Continued

PARCEL 5:

TOWNSHIP 30 NORTH, RANGE 50 EAST, M.D.B.&M.

Section 14: SW1/4 NE1/4

TOWNSHIP 30 NORTH, RANGE 51 EAST, M.D.B.&M.

Section 20: SW1/4 NE1/4

TOWNSHIP 30 NORTH, RANGE 52 EAST, M.D.B.&M.

Section 16: SW1/4; SE1/4 NW1/4
Section 20: NE1/4 NE1/4; S1/2 NE1/4; SE1/4 NW1/4; SE1/4; E1/2 SW1/4

TOWNSHIP 30 NORTH, RANGE 52 EAST, M.D.B.&M.

Section 21: NW1/4; W1/2 SW1/4
Section 28: S1/2 S1/2

EXCEPTING THEREFROM that certain parcel of land located in the SW1/4 SW1/4 of Section 28, TOWNSHIP 30 NORTH, RANGE 52 EAST, M.D.B.&M. more particularly described as follows:

Commencing at Corner Number 1, the NW fence corner of an existing cemetery, from which the SW corner of said Section 28 (being an accepted fence corner) bears SOUTH 19°57'41" WEST 1380.98 feet,

THENCE NORTH 88°08'15" EAST 305.08 feet to a point on the Westerly right of way of State Route 278 being Corner Number 2,

THENCE SOUTH 05°56'53" EAST 273.54 feet along the said Westerly right of way of State Route 278 to Corner Number 3,

THENCE SOUTH 88°08'15" WEST 333.6 feet to Corner Number 4,

THENCE NORTH 00°02'21" EAST 273.00 feet to Corner Number 1, the point of beginning.
Section 29: N1/2 NE1/4; N1/2 SE1/4

DOCUMENTARY TRANSFER TAX $ 26.50
☐ COMPUTED ON FULL VALUE OF PROPERTY CONVEYED, OR
☐ COMPUTED ON THE VALUE LESS LIENS AND ENCUMBRANCES REMAINING THEREON AT TIME OF TRANSFER
UNDER PENALTY OF PERJURY
Declaration of value on file
Signature of declarant or agent determining tax - firm name

BOOK 206 PAGE 560

Exhibit "A"

Certification of Copy
State of Nevada } SS
County of Eureka

I, Michael Rebaleati, the duly elected and qualified Recorder of Eureka County, State of Nevada, do hereby Certify that this is a full, true, and correct copy of the Instrument now on record in this office, Recorded in Book _____ of Official Records Pages _____ File No. _____

Whereof, I have hereunto Set my Hand and affixed the Seal of my office, in Eureka, Nevada this _____ day of _____ 19 _____

M.N. Rebaleati
Eureka Co. Recorder/Auditor & Exofficio Court Recorder

_____ Deputy Recorder