

**FILED**  
 APR 13 1981  
 STATE ENGINEER'S OFFICE

Box 5305  
 Boise, ID 83705

Documentary Transfer Tax \$ 834.00  
 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  
 MICHELE SCROW S. BYILES, CLERK

*[Signature]*  
 Signature of declarant or agent determining  
 tax-firm name.

**GRANT, BARGAIN AND SALE DEED  
 AND  
 QUITCLAIM DEED**

FOR VALUABLE CONSIDERATION RECEIVED, JAMES JEROME MOISO, a married man dealing with his sole and separate property, and RICHARD J. O'NEILL and ALICE O'NEILL AVERY, as Trustees under Declaration of Trust, dated April 18, 1968, made by RICHARD J. O'NEILL, "Grantors", grant, bargain and sell to FRANK S. GALEY, JR. and GWENDOLYN R. GALEY, his wife, "Grantees", as joint tenants with right of survivorship and not as tenants in common, and their assigns and the heirs and assigns of the survivor, forever, the ranch property located in the County of Elko, State of Nevada, described as follows:

Those parcels of land situate in the County of Elko, State of Nevada, according to the official plat of the survey of said land on file in the office of the Bureau of Land Management, more particularly described as follows:

TOWNSHIP 41 NORTH, RANGE 54 EAST, M.D.B.&M.

Section 7: SE $\frac{1}{4}$ NE $\frac{1}{4}$ ; E $\frac{1}{2}$ SE $\frac{1}{4}$   
 Section 8: S $\frac{1}{2}$ NW $\frac{1}{4}$ ; SW $\frac{1}{4}$   
 Section 16: NE $\frac{1}{4}$ SW $\frac{1}{4}$ ; W $\frac{1}{2}$ SW $\frac{1}{4}$   
 Section 17: NW $\frac{1}{4}$ NW $\frac{1}{4}$ ; E $\frac{1}{2}$ W $\frac{1}{2}$ ; E $\frac{1}{2}$   
 Excepting therefrom that  
 portion of the E $\frac{1}{2}$ NE $\frac{1}{4}$  NE $\frac{1}{4}$ SE $\frac{1}{4}$   
 described as follows:

Beginning at the Northeast corner of said Section 17, being Corner No. 1, the Point of Beginning, thence N 89°57'06" W., a distance of 483.71 feet along the northerly boundary of said Section 17 to Corner No. 2; thence S 14°07'28" W., a distance of 2,635.82 feet to Corner No. 3, a point of intersection with an existing fence; thence S 73°02'44" E., a distance of 271.66 feet along an existing fence to Corner No. 4; thence S 71°35'34" E., a distance of 922.23 feet along an existing fence to Corner No. 5, a point on the easterly boundary line of said Section 17; thence N 0°03'28" W., a distance of 2,926.15 feet along the easterly boundary line of said section to Corner No. 1, the Point of Beginning, that parcel excepted containing 52.38 acres more or less.

Section 21: W $\frac{1}{2}$ W $\frac{1}{2}$   
 Section 28: W $\frac{1}{2}$ ; W $\frac{1}{2}$ SE $\frac{1}{4}$

TOGETHER WITH:

VAUGHAN, HULL & COPENHAVER, LTD.  
 ATTORNEYS AND COUNSELORS  
 220 IDAHO STREET  
 ELKO, NEVADA 89601

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*[Handwritten signature]*

All buildings, fixtures, improvements and fences thereon, EXCEPT the corrals in that portion of the E $\frac{1}{2}$  of Section 17 above excepted; and

All dams, ditches, canals, pipelines, reservoirs, headgates, measuring devices, and all other means for the diversion and use of water decreed to the said property, or any part thereof; and

All of Grantors right, title, interest and estate in and to all minerals, oil, gas and geothermal resources in or under said lands, and all existing leases thereof, if any; and

The tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and the reversions, remainders, rents, issues and profits thereof; and

All water rights specifically decreed to the lands described above by the Edward's 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 System and Tributaries", as listed on page 75; Claimant-R.T. Evans and Brother, Source-Foreman Creek, Ditch-R.T. Evans Ditches (Proof 00553), and on page 76 Claimant-R.T. Evans and Brother, Source-Foreman Creek, Winters Creek, California Creek and Springs, Ditch-R.T. Evans Ditches (Proof 00553) of the Edward's Decree in the commonly called "Blue Book" compilation of those court proceedings, and any subsequent court orders, judgments or decrees amending or modifying such Edward's Decree; and

All wells on said lands applied for, appropriated for, appurtenant to or decreed to said lands, or any portion thereof; and

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; and 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.

SUBJECT TO:

- A. All conditions, encroachments, planning, codes, laws, zoning, ordinances, res-

trictions and regulations, if any, which apply to the property.

- B. All existing rights of way, easements, licenses and privileges for highways, roads, trails, railroads, canals, dams, diversions, headgates, pipelines, ditches, flumes, conduits, pipe, pole, or transmission lines, telephone lines or cables and reservoirs, on, under, over, through or across said premises or any portion thereof.
- C. All covenants, conditions, restrictions, exceptions, easements, rights of way, reservations, and oil and gas leases of record.
- D. All reservations of oil, gas, petroleum, minerals, coal, sand, gravel, building stone, geothermal resources and other substances made prior hereto.
- E. Agricultural Use Assessment pursuant to Chapter 361A of Nevada Revised Statutes.

QUITCLAIM DEED

Grantors also hereby remise, release and forever quitclaim to Grantees, as joint tenants with right of survivorship, and not as tenants in common, and their assigns; and the heirs and assigns of the survivor, forever, the following property in the County of Elko, State of Nevada:

All right, title, interest and estate Grantors have in and to only those water rights specifically decreed to the lands described below by the Edward's 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 System and Tributaries", as listed on page 75, Claimant-R.T. Evans and Brother, Source-Foreman Creek, Ditch-R.T. Evans Ditches (Proof 00553), and on page 76, Claimant-R.T. Evans and Brother, Source-Foreman Creek, Winters Creek, California Creek and Springs, Ditch-R.T. Evans Ditches (Proof 00553) of the Edward's Decree in the commonly called "Blue Book" compilation of those court proceedings, and any subsequent court orders, judgments, or decrees amending or modifying such Edward's Decree:

Parcel I:

Township 41 North, Range 54 East, M.D.B.&M.

Section 7: S $\frac{1}{2}$ NW $\frac{1}{4}$ ; SW $\frac{1}{4}$ NE $\frac{1}{4}$ ; NW $\frac{1}{4}$ SE $\frac{1}{4}$   
 Section 20: E $\frac{1}{2}$ E $\frac{1}{2}$ ; SW $\frac{1}{4}$ NE $\frac{1}{4}$   
 Section 29: NE $\frac{1}{4}$ NE $\frac{1}{4}$

Parcel II:

Parcel II:

Township 41 North, Range 54 East, M.D.B.&M.

- Section 7: NE $\frac{1}{4}$ NE $\frac{1}{4}$
- Section 8: NE $\frac{1}{4}$ NW $\frac{1}{4}$ ; NW $\frac{1}{4}$ NW $\frac{1}{4}$
- Section 16: NW $\frac{1}{4}$

Parcel III:

Township 41 North, Range 54 East, M.D.B.&M.

- Section 7: N $\frac{1}{2}$ NW $\frac{1}{4}$ ; NW $\frac{1}{4}$ NE $\frac{1}{4}$ ; SW $\frac{1}{4}$ ; SW $\frac{1}{4}$ SE $\frac{1}{4}$
- Section 18: NE $\frac{1}{4}$ NE $\frac{1}{4}$
- Section 17: SW $\frac{1}{4}$ NW $\frac{1}{4}$ ; W $\frac{1}{2}$ SW $\frac{1}{4}$
- Section 20: NW $\frac{1}{4}$ NE $\frac{1}{4}$

Grantors reserve all other water rights decreed, appropriated or appurtenant to the lands described in Parcel II hereof.

Grantees shall not have the right to use the water right herein quitclaimed on the lands above described in this Quitclaim as Parcels I, II and III, but shall have the right to seek to acquire and transfer such water rights to the lands herein conveyed to Grantees, subject to the water right laws, rules, regulations and procedures of the State of Nevada.

TO HAVE AND TO HOLD the property, together with the appurtenances, to the Grantees, as joint tenants with right of survivorship and not as tenants in common, their assigns, and the heirs and assigns of the survivor, forever.

Signed this 23rd day of February, 1981.

"GRANTORS":

*James Jerome Moiso*  
JAMES JEROME MOISO

BY *Gilbert G. Aguirre*  
GILBERT G. AGUIRRE, his attorney-in-fact

*Richard J. O'Neill*  
RICHARD J. O'NEILL, as Trustee and not individually

BY *Gilbert G. Aguirre*  
GILBERT G. AGUIRRE, his attorney-in-fact

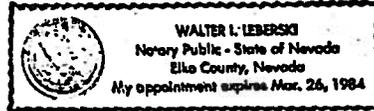
*Alice O'Neill Avery*  
ALICE O'NEILL AVERY, as Trustee and not individually

BY *Gilbert G. Aguirre*  
GILBERT G. AGUIRRE, her attorney-in-fact

STATE OF Nevada )  
 ) SS.  
COUNTY OF Elko )

On this 23rd day of February, 1981, personally appeared before me, a Notary Public, in and for Elko County, GILBERT G. AGUIRE, known to me to be the person whose name is subscribed to the within instrument as the attorney-in-fact of JAMES JEROME MOISO, RICHARD J. O'NEILL and ALICE O'NEILL AVERY, and acknowledged to me that he subscribed the names of JAMES JEROME MOISO, RICHARD J. O'NEILL and ALICE O'NEILL AVERY thereto as principal, and his own name as attorney-in-fact, freely and voluntarily and for the uses and purposes therein mentioned.

*Walter L. Leberski*  
NOTARY PUBLIC



CERTIFICATION OF COPY

STATE OF NEVADA )  
COUNTY OF ELKO ) SS.  
I, JERRY D. REYNOLDS, the duly elected and qualified Recorder of Elko County, in the State of Nevada, do hereby certify 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

day of APR 07 1981 A.D. 19  
JERRY D. REYNOLDS, COUNTY RECORDER  
BY *Jerry D. Reynolds*  
(SEAL)

145789  
FILED FOR RECORD  
AT REQUEST OF

Pioneer Land Title of Nevada  
81 MAR 4 P 4: 53

RECORDED BY 347 Pg 348  
JERRY D. REYNOLDS  
ELKO CO. RECORDER

145789

VAUGHAN, HULL & COPENHAVER, LTD.  
ATTORNEYS AND COUNSELORS  
830 IDAHO STREET  
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