

APR 13 1981

STATE ENGINEER'S OFFICE

Charles C King
302 E. Carson Avenue, Suite 810
Las Vegas, NV 89101

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:
 MONTEER ESCROW SERVICES OF NEVADA

W. Barone
 Signature of declarant or agent determining
 tax-firm name.

GRANT, BARGAIN AND SALE DEED
AND
QUITCLAIM DEED

FOR VALUABLE CONSIDERATION RECEIVED, FRANK S. GALEY, JR. and GWENDOLYN R. GALEY, his wife, "Grantors", grant, bargain and sell to CHARLES C. KING, ERIC A. JAMIESON and GENE C. DAVIS, Trustees under Trust Document dated January 27, 1975, as amended June 6, 1980, for the benefit of SAM L. LAWSON, "Grantees", and their successors and assigns, 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 488.71 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:

All buildings, fixtures, improvements and fences thereon, EXCEPT the corrals in that

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

BOOK 347 PAGE 382

39

portion of the E₂ 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, restrictions 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, their successors and assigns, 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 $\frac{1}{2}$ NE $\frac{1}{4}$; NW $\frac{1}{4}$ SE $\frac{1}{4}$
 Section 20: E $\frac{1}{2}$ E $\frac{1}{4}$; SW $\frac{1}{2}$ NE $\frac{1}{4}$
 Section 29: NE $\frac{1}{2}$ NE $\frac{1}{4}$

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: N½NW¼; NW¼NE¼; SW¼; SW¼SE¼
Section 18: NE¼NE¼
Section 17: SW¼NW¼; W¼SW¼
Section 20: NW¼NE¼

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, their successors and assigns, forever.

Signed this 12TH day of FEBRUARY, 1981.

"GRANTORS":

Frank S. Galey, Jr.
FRANK S. GALEY, JR.

Gwendolyn R. Galey
GWENDOLYN R. GALEY

STATE OF IDAHO)
) SS.
COUNTY OF ADA)

On February 12, 1981, personally appeared before me, a Notary Public, FRANK S. GALEY, JR. and GWENDOLYN R. GALEY, his wife, who acknowledged that they executed the above instrument.

Ronald D. Hami
NOTARY PUBLIC

6.00
145795
FILED FOR RECORD
AT REQUEST OF



81 MAR 4 P 4: 55

RECORDED BY 347 383
JERRY D. REYNOLDS
ELKO CO. RECORDER

145795
VAUGHAN, HULL & COPENHAVER, LTD.
ATTORNEYS AND COUNSELORS
230 IDAHO STREET
ELKO, NEVADA 89601

BOOK 347 PAGE 386

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 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

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