

WHAT REMAINS SHALL TO GRANTEE

176481

APN: 005-020-002  
005-570-013

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made and entered into this 18<sup>th</sup> day of May, 2001, by and between DOMINEK J. PIERETTI, also known as DOMINICK PIERETTI, an unmarried man, and TOSCA SULLIVAN, also known as TOSCA P. SULLIVAN, a widow, Grantors; and WOLF CREEK, INC., a Colorado Corporation; Grantee;

WITNESSETH

That the Grantors, for and in consideration of the sum of TEN DOLLARS (\$10.00), lawful money of the United States of America, to them in hand paid by the Grantees, and other good and valuable consideration, the receipt whereof is hereby acknowledged, do by these presents grant, bargain, sell and convey unto the said Grantee, its successors and assigns, forever, all of the Grantors' right, title and interest in that certain lot, piece, or parcel of land situate, lying and being in the counties of Eureka and Elko, State of Nevada, and more particularly described on Exhibit "A" attached hereto and made a part hereof by this reference.

**SUBJECT TO** all covenants, conditions, restrictions, exceptions, easements, rights of way, reservations and rights, and other matters evidenced by documents of record.

**SUBJECT TO** any and all oil, gas, geothermal or mineral interests, mining claims, rights, or reservations on the property which may be owned by third parties.

**SUBJECT TO** Agricultural Use Assessment pursuant to Chapter 361A of Nevada Revised Statutes.

**TOGETHER WITH** fifty percent (50%) of Grantors' right, title and interest in and to all oil, gas and mineral rights of whatever nature existing as a part of, upon, beneath the surface of or within said lands, including any oil and gas leases, rentals and/or royalties thereon, **RESERVING UNTO** the Grantors the remaining fifty percent (50%) in and to all right, title and interest in all oil, gas and mineral rights of whatever nature existing as a part of, upon, beneath the surface of or within said lands, including any oil and gas leases, rentals and/or royalties thereon.

**TOGETHER WITH** all fences, corrals, buildings and other improvements thereon.

GONDOLCHEA & DI GRAZIA, LTD.  
ATTORNEYS AT LAW  
1301 H STREET - P.O. BOX 1308  
ELKO, NEVADA 89601  
(775) 738-0081

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TOGETHER WITH all water, water rights, dams, ditches, canals, pipelines, head gates, diversions, reservoirs, springs, wells, pumps, pumping stations, rights of way, easements and all other means for the diversion or use of water appurtenant to the said property or any part thereof, or now or hereafter used or enjoyed in connection therewith, for irrigation, stock watering, domestic or any other use, or drainage of all or any part of said lands, including vested water rights, permitted water rights, decreed water rights and certificated water rights arising under the laws of the State of Nevada, together with all certificates of appropriation, applications, proofs, permits and maps relating to such water and water rights which are appurtenant to the above-described real property, or any part thereof, or used or enjoyed in connection therewith or with federal domain-grazing lands appurtenant or attached thereto. Said water rights include, without limitation, those water rights which are more particularly described on Exhibit "B" attached hereto, made a part hereof and incorporated herein by reference.

TOGETHER WITH 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 said Grantee, and to its successors and assigns, forever.

IN WITNESS WHEREOF, the said Grantors have executed this Deed as of the day and year first hereinabove written.

GRANTORS:

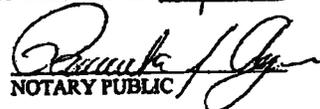
  
DOMINEK J. PIERETTI

  
TOSCA P. SULLIVAN

STATE OF NEVADA     )  
                                  ) SS.  
COUNTY OF ELKO     )

This instrument was acknowledged before me on May 18, 2001, by DOMINEK J. PIERETTI.



  
NOTARY PUBLIC

GOICORCHEA & DI GRAZIA, LTD.  
ATTORNEYS AT LAW  
530 RIASO STREET - P.O. BOX 1350  
ELKO, NEVADA 89801  
(775) 738-8081

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STATE OF Nevada )  
 ) SS.  
COUNTY OF Elko )

This instrument was acknowledged before me on May 21, 2001, by  
TOSCA P. SULLIVAN.

*Pamela J. Aguirre*  
NOTARY PUBLIC

Grantor's Address:  
P.O. Box 489  
Claytonville, NV 89400



GORGONEA & DI GRAZIA, LTD.  
ATTORNEYS AT LAW  
130 IDAHO STREET - P.O. BOX 1308  
ELKO, NEVADA 89801  
(775) 735-6001

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**EXHIBIT "A"**  
**Legal Description**

The land referred to herein is situated in the State of Nevada, County of Elko and Eureka, described as follows:

**PARCEL 1: (Elko County)**

**TOWNSHIP 29 NORTH, RANGE 52 EAST, M.D.B.&M.**

Section 13: All;  
Section 36: E ½;

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

Section 3: W ½;  
Section 4: All;  
Section 5: All;  
Section 6: All;  
Section 7: All;  
Section 8: All;  
Section 18: All;  
Section 19: All;  
Section 20: All;  
Section 29: All;  
Section 30: All;  
Section 31: All;

**TOWNSHIP 30 NORTH, RANGE 53 EAST, M.D.B.&M.**

Section 33: All;

**EXCEPTING FROM all of Parcel 1 except the E ½ of Section 36, TOWNSHIP 29 NORTH, RANGE 52 EAST, M.D.B.&M., and all of Sections 4, 6, 18, 20 and 30, TOWNSHIP 29 NORTH, RANGE 53 EAST, M.D.B.&M., all petroleum, oil, natural gas, and products derived therefrom lying in and under said land as reserved by Southern Pacific Land Company, in Deed recorded March 9, 1950, in Book 58, Page 22, Deed Records, Elko County, Nevada.**

**FURTHER EXCEPTING FROM all of Parcel 1 except the E ½ of Section 36, TOWNSHIP 29 NORTH, RANGE 52 EAST, M.D.B.&M., and all of Sections 4, 6, 18, 20 and 30, TOWNSHIP 29 NORTH RANGE 53 EAST, M.D.B.&M., an undivided ½ interest in and to any and all other mineral rights owned or possessed by grantor as reserved by Eureka Livestock Company, et al, in Deed recorded November 28, 1955, in Book 69, page 18, Deed Records, Elko County, Nevada.**

**GOICOECHEA & DI GRAZIA, LTD.**  
ATTORNEYS AT LAW  
500 IDAHO STREET - P.O. BOX 1308  
ELKO, NEVADA 89601  
(775) 738-8111

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EXCEPTING from the E 1/4 of Section 36, TOWNSHIP 29 NORTH, RANGE 52 EAST, M.D.B.&M., and all of Sections 4, 6, 18, 20 and 30, TOWNSHIP 29 NORTH, RANGE 53 EAST, M.D.B.&M., all the mineral deposits lying in and under said land as reserved by the United States of America, in patent recorded June 2, 1967, in Book 82, Page 323, Official Records, Elko County, Nevada.

PARCEL 2: (Eureka County)

TOWNSHIP 28 NORTH, RANGE 52 EAST, M.D.B.&M.

Section 5: All;

TOWNSHIP 29 NORTH, RANGE 52 EAST, M.D.B.&M.

Section 7: All;  
Section 16: NW 1/4; W 1/2 SW 1/4; E 1/2 SW 1/4;  
Section 17: All;  
Section 28: S 1/2 SE 1/4; NE 1/4 SE 1/4; SE 1/4 NE 1/4;  
Section 21: NW 1/4;  
Section 29: All;  
Section 32: NW 1/4 NW 1/4;

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

Section 31: All;

TOWNSHIP 29 NORTH, RANGE 51 EAST, M.D.B.&M.

Section 1: All;  
Section 3: All;  
Section 5: All;  
Section 7: All;  
Section 9: All;  
Section 13: All;  
Section 15: All;  
Section 17: All;  
Section 19: All;  
Section 21: All;  
Section 23: All;  
Section 25: All;  
Section 27: All;  
Section 29: All;

GOICOCCHIA & DI GRAZIA, LTD.  
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630 IDAHO STREET - P.O. BOX 1358  
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**TOWNSHIP 30 NORTH, RANGE 51 EAST, M.D.B.&M.****Section 31: All;****Section 33: All;****Section 35: All;**

**EXCEPTING** from all of Parcel 2 except NW  $\frac{1}{4}$ , W  $\frac{1}{2}$  SW  $\frac{1}{4}$ , E  $\frac{1}{2}$  SW  $\frac{1}{4}$  of Section 16; NE  $\frac{1}{4}$  of Section 17; S  $\frac{1}{2}$  SE  $\frac{1}{4}$ , NE  $\frac{1}{4}$  SE  $\frac{1}{4}$ , SE  $\frac{1}{4}$  NE  $\frac{1}{4}$  of Section 20; NW  $\frac{1}{4}$  of Section 21; NW  $\frac{1}{4}$  NW  $\frac{1}{4}$  of Section 32, TOWNSHIP 29 NORTH, RANGE 52 EAST, M.D.B.&M., all petroleum, oil, natural gas, and products derived therefrom lying in and 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 FROM** all of Parcel 2 except NW  $\frac{1}{4}$ , W  $\frac{1}{2}$  SW  $\frac{1}{4}$ , E  $\frac{1}{2}$  SW  $\frac{1}{4}$  of Section 16; NE  $\frac{1}{4}$  of Section 17; S  $\frac{1}{2}$  SE  $\frac{1}{4}$ , NE  $\frac{1}{4}$  SE  $\frac{1}{4}$ , SE  $\frac{1}{4}$  NE  $\frac{1}{4}$  of Section 20; NW  $\frac{1}{4}$  of Section 21; NW  $\frac{1}{4}$  NW  $\frac{1}{4}$  of Section 32, TOWNSHIP 29 NORTH, RANGE 52 EAST, M.D.B.&M., an undivided one-half ( $\frac{1}{2}$ ) interest in and to any and all other mineral rights owned or possessed by grantor as reserved by Eureka Livestock Company, et al, in Deed recorded November 4, 1955, in Book 24, Page 480, Deed Records, Eureka County, Nevada.

**EXHIBIT "B"**

That portion appurtenant to the lands described herein of Proof 00304 as set out in the Blue Book compilation of "The Humboldt River Adjudication - 1923-1938" pursuant to Decree entered 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 System and Tributaries."

The following waters represented by those permits and certificates issued by the Nevada State Water Engineer.

Permit No.	Certificate No.
18668	6770
18669	6832
34994	2563
51875	---
53742	12434

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OFFICIAL RECORDS  
RECORDED AT THE REQUEST OF  
Stewart Fax  
01 MAY 23 PM 2:25

FOUNDA COUNTY NEVADA  
M.N. REBALEATI, RECORDER  
176481 FEES 73

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