

Documentary Transfer Tax 1375
 Computed on full value of property conveyed, or
 Computed on full value less liens and encumbrances ex-
 isting thereon at time of transfer.
 (Indicate quantity of papers)
Shelly Kirkham
 Signature of declarant or agent
 (Indicate transfer name)

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made and entered into this 21st day of June, 1978, by and between BURKE PETERSEN and YVONNE PETERSEN, his wife, of the County of Eureka, State of Nevada, First Parties; and LIBERO PAUL BALDARELLI, also known as LEE BALDARELLI, and A'LYCE BALDARELLI, his wife, and LIBERO PAUL BALDARELLI, JR., a single man, and LIBERO PAUL BALDARELLI, JR., Trustee for the BALDARELLI FAMILY TRUST, of Incline Village, Nevada, Second Parties;

W I T N E S S E T H:

That the said First Parties, 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 Second Parties, and other good and valuable consideration, receipt whereof is hereby acknowledged, do by these presents grant, bargain, sell and convey unto the said Second Parties, and to their heirs, executors, administrators, successors and assigns, all that certain real property situate in the Counties of Elko, Eureka, Lander, Nye and White Pine, State of Nevada, and more particularly described as follows:

Situate in the County of White Pine, State of Nevada, as follows, to-wit:

TOWNSHIP 22 NORTH, RANGE 55 EAST, M.D.B.&M.

Section 1: Lots 1 & 2; SE1/4NE1/4

TOWNSHIP 23 NORTH, RANGE 55 EAST, M.D.B.&M.

Section 23: SE1/4
 Section 24: NE1/4NW1/4; S1/2NW1/4; SW1/4; E1/2
 Section 25: All
 Section 26: E1/2
 Section 35: E1/2
 Section 36: All

TOWNSHIP 25 NORTH, RANGE 55 EAST, M.D.B.&M.

Section 2: SW1/4NW1/4; W1/2SW1/4; SE1/4SW1/4
 Section 3: Lots 1 & 2; SE1/4NE1/4; NE1/4SE1/4
 Section 11: SE1/4SW1/4

Section 14: E1/2NW1/4; E1/2SW1/4; SW1/4SE1/4
 Section 23: E1/2NW1/4; W1/2B1/2
 Section 26: W1/2NE1/4; W1/2SW1/4
 Section 34: SW1/4NE1/4; NE1/4SE1/4
 Section 35: NW1/4NW1/4

TOWNSHIP 26 NORTH, RANGE 55 EAST, M.D.B.&M.

Section 27: SW1/4SE1/4
 Section 34: W1/2NE1/4; NW1/4SE1/4

TOWNSHIP 22 NORTH, RANGE 56 EAST, M.D.B.&M.

Section 6: SE1/4NW1/4; Lots 3, 4 & 5

TOWNSHIP 23 NORTH, RANGE 56 EAST, M.D.B.&M.

Section 19: E1/2SW1/4; Lots 3 & 4
 Section 30: E1/2W1/2; Lots 1, 2, 3 & 4
 Section 31: E1/2W1/2; Lots 1, 2, 3 & 4

TOWNSHIP 25 NORTH, RANGE 56 EAST, M.D.B.&M.

Section 5: SW1/4SW1/4

TOWNSHIP 26 NORTH, RANGE 56 EAST, M.D.B.&M.

Section 28: S1/2SW1/4SW1/4; Lots 5 & 6
 Section 29: SE1/4SW1/4; SW1/4SE1/4; S1/2SE1/4SE1/4
 Section 32: N1/2NE1/4; NE1/4NW1/4
 Section 33: N1/2NW1/4; SW1/4; Lots 1 & 2

EXCEPTING THEREFROM an undivided one half interest in and to all oil, gas and mineral rights, as reserved in deed from Katherine Frandsen and the Estate of Frank M. Frandsen, Deceased, recorded in Book 169, Page 352, Real Estate Records, White Pine County, Nevada.

TOWNSHIP 26 NORTH, RANGE 55 EAST, M.D.B.&M.

Section 22: W1/2NE1/4; SE1/4NW1/4; E1/2SW1/4
 Section 27: E1/2NW1/4; NE1/4SW1/4; NW1/4 SE1/4

EXCEPTING THEREFROM an undivided one-half interest in and to all oil, gas and mineral rights, as reserved in deed from Katherine Frandsen and the Estate of Frank M. Frandsen, Deceased, recorded in Book 169, Page 352, Real Estate Records, White Pine County, Nevada.

TOWNSHIP 17 NORTH, RANGE 54 EAST, M.D.B.&M.

Section 1: NW1/4SW1/4

TOWNSHIP 19 NORTH, RANGE 55 EAST, M.D.B.&M.

Section 18: W1/2
 Section 22: All

Situata in the County of Elko, State of Nevada, as follows,
to-wit:

TOWNSHIP 26 NORTH, RANGE 55 EAST, M.D.B.&M.

Section 15: SW1/4NE1/4; SW1/4SE1/4

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

Section 35: SE1/4NW1/4; NE1/4SW1/4

EXCEPTING THEREFROM, an undivided one-half interest in and to all oil, gas and mineral rights conveyed by JEFF HUNT, et ux, to KATHERINE M. FRANDSEN, et al, by Deed recorded May 29, 1952, in Book 168 of Official Records at page 37 and reserved in Deed executed by KATHERINE M. FRANDSEN, et al, in Deed recorded May 24, 1952, in Book 168 of Real Estate Records at page 22, White Pine County, Nevada, and in Book 61 of Deeds at page 296, Elko County, Nevada records.

Situata in the County of Nye, State of Nevada, as follows,
to wit:

TOWNSHIP 14 NORTH, RANGE 48 EAST, M.D.B.&M.

Section 23: W1/2SE1/4

TOWNSHIP 14 NORTH, RANGE 51 EAST, M.D.B.&M.

Section 10: N1/2NE1/4

Section 11: N1/2NW1/4

Section 24: W1/2SW1/4; NE1/4SW1/4; NW1/4SE1/4

TOWNSHIP 15 NORTH, RANGE 53 EAST, M.D.B.&M.

Section 23: SW1/4NE1/4

Section 28: NE1/4NW1/4

EXCEPTING from the W1/2SE1/4 of Section 23, Township 14 North, Range 48 East, M.D.B.&M., and the SW1/4NE1/4 of Section 23 and the NE1/4NW1/4 of Section 28, Township 15 North, Range 53 East, M.D.B.&M., an undivided 1/6 of all minerals, oil, gas, and hydrocarbon substances, as granted to JOHN L. BROWN by Deed recorded February 20, 1954, in Book 56 of Deeds, page 70.

ALSO EXCEPTING from the W1/2SE1/4 of Section 23, Township 14 North, Range 48 East, M.D.B.&M., and the SW1/4NE1/4 of Section 23, and the NE1/4NW1/4 of Section 28, Township 15 North, Range 53 East, M.D.B.&M., an undivided 23 1/3 interest in and to all oil, gas, hydrocarbon substances within said land, as granted to SAM RUDNICK by Deed recorded March 11, 1957, in Book 18 of Official Records at page 190.

ALSO EXCEPTING from the W1/2 SE1/4 of Section 23, Township 14 North, Range 48 East, M.D.B.&M., and the SW1/4NE1/4 of Section 23, and the NE1/4NW1/4 of Section 28 in Township 15 North, Range 53 East, M.D.B.&M., an undivided 40% interest in and to all mineral rights, including but not limited to 'crude oil', petroleum, gas brine, asphaltum, or any kindred substance with and underlying as reserved in the deed executed by EUREKA LIVESTOCK COMPANY, recorded June 2, 1958, in Book 25 of Official Records, page 482.

TOWNSHIP 7 NORTH, RANGE 50 EAST, M.D.B.&M.

Section 3: Lots 3 and 4 (N1/2NW1/4)
 Section 4: Lot 1 (NE1/4NE1/4)

TOWNSHIP 8 NORTH, RANGE 50 EAST, M.D.B.&M.

Section 13: NW1/4NE1/4; NE1/4NW1/4
 Section 33: NE1/4; N1/2NW1/4
 Section 34: W1/2NW1/4; SE1/4NW1/4; N1/2SW1/4; SE1/4SW1/4; Lot 1

TOWNSHIP 6 NORTH, RANGE 51 EAST, M.D.B.&M.

Section 5: SW1/4NE1/4
 Section 9: SW1/4SW1/4
 Section 16: NW1/4NW1/4

TOWNSHIP 8 NORTH, RANGE 55 EAST, M.D.B.&M.

Section 14: S1/2NW1/4; NW1/4NW1/4; N1/2SW1/4
 Section 15: SW1/4NE1/4; SE1/4; NE1/4SW1/4

EXCEPTING THEREFROM that portion of said land conveyed to the State of Nevada for highway and incidental purposes by deed recorded June 18, 1936, in Book 45, Page 356 of Deeds, Nye County, Nevada records.

FURTHER EXCEPTING THEREFROM that portion of said land conveyed to the State of Nevada for highway and incidental purposes by Deed recorded November 9, 1940, in Book 48 of Deeds, Page 53, under File No. 12440, Nye County, Nevada, records.

FURTHER EXCEPTING an undivided 3 1/2% interest in the mineral rights in and to the NW1/4SW1/4 of Section 12, and the E1/2SE1/4 and the SW1/4SE1/4 of said Section 15, Township 8 North, Range 55 East, M.D.B.&M., as granted to J. P. Johansen and Lola H. Johansen, Husband and Wife, by deed dated August 25, 1958, recorded in Book 35, Page 481, Official Records of Nye County, Nevada.

TOWNSHIP 10 NORTH, RANGE 51 EAST, M.D.B.&M.

Section 36: N1/2NW1/4; SE1/4NW1/4

TOWNSHIP 8 NORTH, RANGE 55 EAST, M.D.B.&M.

Section 15: SE1/4NW1/4

EXCEPTING THEREFROM that portion described as follows:

Beginning at a point in the SE1/4NW1/4 of said Section 15, from which the North quarter corner of said Section 15 bears North 10° 28' 10" East, a distance of 1600.76 feet; thence South 38° 57' East, a distance of 464.46 feet; thence South 0° 02' East, a distance of 239.98 feet; thence South 51° 63' West, a distance of 390.20 feet; thence North 38° 57' West, a distance of 651.18 feet; thence North 51° 03' East, a distance of 540.95 feet to the Point of Beginning.

EXCEPTING THEREFROM that portion of said land conveyed to the State of Nevada for highway and incidental purposes by deed recorded June 18, 1936 in Book 45, Page 356, Deed Records, Nye County, Nevada.

FURTHER EXCEPTING THEREFROM that portion of said land conveyed to the State of Nevada for highway and incidental purposes by deed recorded November 9, 1940 in Book 48 of Deeds, page 53, under File No. 12440, Nye County, Nevada records.

TOWNSHIP 10 NORTH, RANGE 51 EAST, M.D.B.&M.

Section 25: SE1/4SW1/4

TOWNSHIP 11 NORTH, RANGE 52 EAST, M.D.B.&M.

Section 19: E1/2NE1/4; SW1/4NE1/4; SE1/4NW1/4

Situated in the County of Puerka, State of Nevada, as follows,
to-wit:

TOWNSHIP 16 NORTH, RANGE 53 EAST, M.D.B.&M.

Section 7: SE1/4NE1/4

Section 8: E1/2; NW1/4NW1/4; S1/2NW1/4;
N1/2SW1/4; SE1/4SW1/4Section 9: NE1/4NE1/4; S1/2NE1/4; NW1/4NW1/4;
S1/2NW1/4; S1/2

Section 10: N1/2; N1/2S1/2; SW1/4SE1/4; S1/2SW1/4

Section 11: S1/2NE1/4; NW1/4; N1/2SW1/4

Section 12: N1/2

TOWNSHIP 16 NORTH, RANGE 54 EAST, M.D.B.&M.

Section 6: S1/2SW1/4

Section 7: Lots 1 & 2 of the NW1/4

TOWNSHIP 17 NORTH, RANGE 49 EAST, M.D.B.&M.

Section 24: Homestead Entry No. 174, comprising Tracts "A" and "B", embracing a portion of, approximately Section 24 in Township 17 North of Range 49 East of the Mount

Diablo Meridian, Nevada, more particularly bounded and described as follows:

Beginning for the description of Tract "A" at corner No. 1, identical with the South west corner to Section 19 in Township 17 North, Range 50 East of the Mount Diablo Meridian; thence, North 87° West 43.66 chains to Corner No. 2; thence, North 2°40' West 3.44 chains to Corner No. 3; thence North 73°35' East 22.53 chains to Corner No. 4; thence, South 63°30' East 10.92 chains to corner No. 5; thence, South 84°24' East 12.41 chains to Corner No. 6; thence, South 0°4' East 5.98 chains to Corner No. 1, the place of beginning.

Beginning for the description of Tract "B" at Corner No. 7, from which Corner No. 2 of said Tract "A" bears South 87° East 50 links distant; thence North 87° West 27.75 chains to Corner No. 8; thence North 39°12' East 12.76 chains to Corner No. 9; thence North 39°29' West 16.96 chains to Corner No. 10; thence North 47° East 4.48 chains to Corner No. 11; thence, South 33°44' East 4.99 chains to Corner No. 12; thence South 48°30' East 30.75 chains to Corner No. 13; thence North 73°35' East 1.24 chains to Corner No. 14; thence South 2°40' East 3.28 chains to Corner No. 7; the place of beginning, containing in the aggregate 61.83 acres, according to the official plat of the Survey of said land, returned to the General Land Office by the Surveyor General.

TOWNSHIP 17 NORTH, RANGE 50 EAST, M.D.B. & M.

Section 7 & 8: Described more particularly as follows:

Beginning at Corner No. 1 from which the quarter corner to Sections 8 and 9 in Township 17 North of Range 50 East of the Mount Diablo Meridian bears North 82°35' East 57.53 chains distant; thence South 73°52' West 17.72 chains to Corner No. 2; thence North 76°18' West 27.40 chains to Corner No. 3; thence South 66°29' West 3.30 chains to Corner No. 4; thence North 76°43' West 30.88 chains to Corner No. 5; thence North 56°9' East 5.40 chains to Corner No. 6; thence South 79°52' East 55.00 chains to Corner No. 7; thence North 76°59' East 15.21 chains to Corner No. 8; thence South 37°41' East 5.41 chains to Corner No. 1, the place of

beginning; containing 35.65 acres, according to the official plat of the Survey of said land, returned to the General Land Office by the Surveyor-General.

- Section 19: Lot 4; SE1/4SW1/4
- Section 29: N1/2NW1/4; W1/2NE1/4
- Section 30: NE1/4NW1/4; N1/2NE1/4; E1/2SW1/4; N1/2SE1/4
- Section 31: W1/2NE1/4; NE1/4NE1/4

TOWNSHIP 18 NORTH, RANGE 49 EAST, M.D.B. 6M.

- Section 25: N1/2NE1/4

TOWNSHIP 18 NORTH, RANGE 50 EAST, M.D.B. 8M.

- Section 28: SW1/4NE1/4; NW1/4SE1/4
- Section 30: NW1/4NE1/4; NE1/4NW1/4

TOWNSHIP 18 NORTH, RANGE 51 EAST, M.D.B. 6M.

- Section 18: W1/2NE1/4; E1/2NW1/4; W1/2SE1/4; SW1/4
- Section 19: NW1/4NE1/4; W1/2; W1/2SE1/4
- Section 30: N1/2; N1/2S1/2

TOWNSHIP 18 NORTH, RANGE 54 EAST, M.D.B. 6M.

- Section 18: SE1/4NW1/4; NE1/4SW1/4; NW1/4SE1/4; S1/2SE1/4; Lot 2
- Section 19: NE1/4; SE1/4NW1/4; N1/2SE1/4
- Section 20: W1/2NW1/4; N1/2SW1/4; SE1/4NW1/4; Lot 1

EXCEPTING from all of those parcels shown in Township 18 North, Range 54 East, M.D.B. 6M., except the NE1/4NE1/4 of Section 19, the SE1/4NW1/4, Lot 1, NW1/4NW1/4 and the NE1/4SW1/4 of Section 20, all the coal and other minerals as reserved in Patent executed by the UNITED STATES OF AMERICA recorded August 17, 1932, in Book 21 of Deeds at page 89, Eureka County, Nevada records.

TOWNSHIP 19 NORTH, RANGE 50 EAST, M.D.B. 6M.

- Section 16: W1/2NE1/4; E1/2NW1/4; SW1/4NW1/4; NW1/4SW1/4
- Section 17: SE1/4NE1/4; NE1/4SE1/4

TOWNSHIP 18 NORTH, RANGE 48 EAST, M.D.B. 6M.

- Section 14: E1/2SW1/4NW1/4SW1/4; W1/2SE1/4NW1/4SW1/4; SE1/4SE1/4NW1/4SW1/4; SW1/4SE1/4SW1/4; SW1/4SE1/4SE1/4SW1/4; S1/2NW1/4SE1/4SW1/4; NW1/4NW1/4SE1/4SW1/4; SE1/4SE1/4SW1/4SW1/4; N1/2SE1/4SW1/4SW1/4; NE1/4SW1/4SW1/4; NE1/4NW1/4SW1/4SW1/4
- Section 23: N1/2SE1/4NW1/4; NE1/4SW1/4NE1/4NW1/4; NW1/4SE1/4NE1/4NW1/4; ALSO: Beginning at Corner No. 1, from which U. S. Location

Monument No. 253 bears South 26°42' East 1.55 chains distant; thence North 26°42' West 69.97 chains to Corner No. 2; thence North 9°13' West 17.37 chains to Corner No. 3; thence North 87°44' East 7.72 chains to Corner No. 4; thence South 22°51' East 86.81 chains to Corner No. 5; thence West 7.36 chains to Corner No. 1, the place of beginning, containing 78.92 acres, and being the same parcel conveyed by the UNITED STATES OF AMERICA to GEORGE WILLIAMS by Land Patent dated May 19, 1916, and recorded in Book 18 of Deeds at page 195, Eureka County, Nevada, records.

TOWNSHIP 18 NORTH, RANGE 49 EAST, M.D.B. & M.

Section 5: NW1/4SW1/4; SW1/4SW1/4
 Section 6: NE1/4SE1/4; SE1/4SE1/4
 Section 8: NW1/4NW1/4; S1/2NW1/4; NE1/4SW1/4

TOWNSHIP 19 NORTH, RANGE 49 EAST, M.D.B. & M.

Section 5: W1/2E1/2; E1/2W1/2; W1/2SW1/4; SW1/4NW1/4
 Section 6: SE1/4; SE1/4NE1/4

EXCEPTING THEREFROM all coal and other valuable minerals as reserved in Patent executed by UNITED STATES OF AMERICA recorded July 6, 1950, in Book 24 of Deeds at page 79, Eureka County, Nevada records.

Section 18: NW1/4NE1/4; NE1/4SW1/4; SE1/4NW1/4;
 SW1/4SE1/4
 Section 19: E1/2SE1/4; NW1/4SE1/4; NE1/4

EXCEPTING from all of the subject property in Section 18 and the N1/2NE1/4, SW1/4NE1/4 and NW1/4SE1/4 of Section 19, all the oil and gas as reserved in Patent executed by UNITED STATES OF AMERICA recorded October 5, 1966, in Book 12 of Official Records at page 209, Eureka County, Nevada.

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

EXCEPTING from the SE1/4SE1/4 of Section 19 and SW1/4SW1/4 of Section 20 all minerals as reserved in Patent executed by UNITED STATES OF AMERICA recorded January 2, 1969, in Book 26 of Official Records at page 534, Eureka County, Nevada.

Section 29: SW1/4NW1/4; NW1/4SW1/4; SW1/4SW1/4
 Section 30: E1/2NE1/4; NE1/4SE1/4

EXCEPTING from all of the subject property in Sections 29 and 30 all of the oil and gas as reserved in Patent executed by UNITED STATES OF AMERICA recorded February 21, 1969, in Book 28 of Official Records at page 12, Eureka County, Nevada.

Situate in the County of Lander, State of Nevada, as follows,
to-wit:

TOWNSHIP 18 NORTH, RANGE 48 EAST, M.D.B.&M.

Section 7: SE1/4NW1/4; SW1/4NE1/4; W1/2SE1/4
Section 18: NW1/4NE1/4

EXCEPTING an undivided one-half of all oil, petroleum, gas and minerals as reserved in Deed executed by CONLAN LAND & LIVESTOCK, INC., recorded November 7, 1962, in Book 26 of Deeds at page 300, Eureka County, Nevada, and recorded November 13, 1962, in Book 69 of Deeds at page 250, Lander County, Nevada.

TOWNSHIP 29 NORTH, RANGE 43 EAST, M.D.B.&M.

Section 35: N1/2NW1/4; SW1/4NE1/4

TOWNSHIP 30 NORTH, RANGE 43 EAST, M.D.B.&M.

Section 36: SE1/4

Excepting and reserving, also, to the United States, pursuant to the provisions of the Act of August 1, 1946 (60 Stat 755), all uranium, thorium, or any other material which is or may be determined to be peculiarly essential to the production of fissionable material, whether or not of commercial value, together with the right of the United States through its authorized agents or representatives at any time to enter upon the land and prospect for, mine, remove the same.

TOGETHER WITH all buildings and improvements situate thereon.

TOGETHER WITH all water, water rights, rights to the use of water, dams, ditches, canals, pipelines, reservoirs, wells 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, stockwatering, domestic or any other use, or for the drainage of all or any part of said lands.

TOGETHER WITH all mineral rights, oil or gas owned by the Grantors herein lying on, in or over the above described real property.

TOGETHER WITH all existing easements and rights of way benefiting the above-described real property, including, but not limited to all easements and rights of way for ingress and egress to said property.

TOGETHER WITH all range rights and grazing rights, and in particular, but without limitation thereto, all rights to graze livestock upon the Public Domain

under what is known as the Taylor Grazing Act, used or enjoyed in connection with said property and all rights to graze livestock upon the Humboldt and Toiyabe National Forests.

TOGETHER WITH any and all rights in any range improvement project or cooperative agreements constructed on the public domain in cooperation with the Bureau of Land Management, and all of the Grantors' right in and to any and all other corals, improvements or structures located on the public domain.

SUBJECT TO all road and utility easements and any and all other easements and rights of way of record.

TOGETHER WITH the tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD the said premises, together with the appurtenances, unto the Second Parties, and to their heirs, executors, administrators, successors and assigns forever.

IN WITNESS WHEREOF, the said First Parties have hereunto set their hands as of the day and year first hereinabove written.

Burke Petersen
BURKE PETERSEN

Yvonne Petersen
YVONNE PETERSEN

STATE OF NEVADA }
COUNTY OF ELKO } SS.

On this 29th day of June, 1978, personally appeared before me, a Notary Public, BURKE PETERSEN and YVONNE PETERSEN, his wife, who acknowledged that they executed the foregoing instrument.

193355

#193355

Carol M. Hill
NOTARY PUBLIC

Real Property Transfer Tax = \$1,375.00

Escrow Bond - No Affidavit

CAROL M. HILL
Notary Public - State of Nevada
Elko County, Nevada
My Commission Expires April 1, 1979

Low copiable
EVANS & BROWN
RECORDERS, OFFICE
1244 N. WYOMING ST.

Recorded at request of Frontier Title Company

Recorded July 3, 1978 AT 1:41 P.M.

BOOK 115, PAGE 144-153 REAL ESTATE RECORD

James J. Dalrymple
NOTARY PUBLIC OF WHITE PINE COUNTY, NEVADA
Fees \$12.00