Docun ry Transfer Tax $ [illegible]
☐ Computed on full value of property conveyed or
☒ Computed on full value less liens and en rances remaining thereon at time of transfer.
Under penalty of perjury:
Ceasar E Salicchi
Signature of declarant or agent determining tax-firm name

FILED
DEC 10 1984
STATE ENGINEER'S OFFICE

DEED, BILL OF SALE AND ASSIGNMENT

THIS DEED, BILL OF SALE AND ASSIGNMENT, made as of the 3rd day of December, 1984, by SALICCHI RANCHES, INC., a Nevada corporation, hereinafter called "Corporation" and ALFRED J. SALICCHI, a married man, CEASAR E. SALICCHI, a married man, and GIULIANA MURPHY, an unmarried woman, hereinafter called "Stockholders";

W_I_T_N_E_S_S_E_T_H:

That the Corporation, for valuable consideration received, hereby grants, bargains, sells, conveys, warrants, transfers and assigns to Stockholders, as tenants in common in the percentages hereinafter specified, as the sole and separate property of each, and to their heirs, and assigns forever, accordingly, all of the following real and personal property of the Corporation, and all right, title, interest, estate and claim it may have therein in the following percentages:

STOCKHOLDER	PERCENTAGE OF OWNERSHIP
ALFRED J. SALICCHI	42.138%
CEASAR E. SALICCHI	40.018%
GIULIANA MURPHY	17.844%

I.

All real property located in the County of Elko, State of Nevada, as described in Exhibit "A" attached hereto and made a part hereof.

TT
8-4-86

II.

All merchandise, materials, supplies, fuel, parts, inventory, tools, machinery, equipment, appliances, facilities, motor vehicles, mobile units, mobile homes, prefabricated buildings, trailers and all other tangible assets and personal property.

III.

All books, records, contracts, abstracts, title policies, deeds, documents, drawings, plans, engineering and accounting data, correspondence, memoranda, books, periodicals, bookkeeping systems and equipment.

IV.

All current and accrued assets, including but not limited to accounts receivable, claims, contracts, stock, notes, deeds of trust, mortgages, bonds, goodwill, securities, security interests, other intangible assets, licenses, permits, prepayments, deposits and credits due, or to become due, or held by any person or persons, firms, partnerships, corporations, agencies, departments or governments, and all policies of insurance and the cash surrender value and proceeds thereof.

V.

All cash on hand, cash on deposit in banks, accounts and other deposits or investments of money.

VI.

All livestock of all kinds, classes, descriptions and ages now owned by the Corporation or in which it has interest.

Together with all increase and brands.

Together with all hay and growing crops and other livestock feeds of the Corporation.

Together with all saddle and work horses with all saddles, harness and tack.

VII.

All other property, and all right, title, interest and estate therein, of the Corporation of any kind, wherever situate.

TO HAVE AND TO HOLD, all and singular the said property, together with the appurtenances, unto the said Stockholders as tenants in common in the percentages hereinbefore specified, as the sole and separate property of each, and to the heirs and assigns of each stockholder, accordingly, forever.

IN WITNESS WHEREOF, the said Corporation has caused this Deed, Bill of Sale and Assignment to be executed by its duly authorized officers.

SALICCHI RANCHES, INC.
A Nevada Corporation

By Alfred J. Salicchi
ALFRED J. SALICCHI, President

ATTEST:

Ceasar E. Salicchi
CEASAR E. SALICCHI, Secretary

STATE OF NEVADA)
) SS.
COUNTY OF ELKO)

On December 3, 1984, personally appeared before me, a Notary Public, ALFRED J. SALICCHI and CEASAR E. SALICCHI, the President and Secretary of SALICCHI RANCHES, INC., who acknowledged that they executed the above instrument on behalf of said corporation.

Sharon S. Mathias
NOTARY PUBLIC

SHARON S. MATHIAS
Notary Public - State of Nevada
White Pine County, Nevada
Appointment Expires June 20, 1987

EXHIBIT "A"

HOME RANCH

TOWNSHIP 33 NORTH, RANGE 57 EAST, MDB&M.

Section 11: All
Section 13: W½
Section 14: All
Section 23: A parcel of land situate in the SE¼SE¼ commencing at corner common to sections 23, 24, 25, 26 of T. 33 N., R. 57 E., herein called Corner No. 1; thence West along the section line common to Sections 23 and 26, 720 feet to Corner No. 2; thence due North 120 feet to Corner No. 3; thence northeasterly to a point on the section line common to Section 23 and 24, 350 feet North of Corner No. 1, being Corner No. 4; thence South 350 feet to Corner No. 1; the point of beginning.

Section 24: W½

CLUBINE RANCH

TOWNSHIP 33 NORTH, RANGE 58 EAST, MDB&M.

Section 9: W½; W½SE¼
Section 16: E½

EXCEPTING THEREFROM a one-half (1/2) interest in all gas, oil, petroleum, and minerals as reserved in Deed executed by ERWIN W. VAUGHAN, et ux., et al. recorded in Book 2 of Official Records at Page 173, Elko County, Nevada.

RANGE LANDS

TOWNSHIP 34 NORTH, RANGE 57 EAST, MDB&M.

Section 35: SE¼NE¼ and NE¼SE¼

PARCEL III

TOWNSHIP 34 NORTH, RANGE 55 EAST, MDB&M.

Section 13: NE¼NW¼; SE¼NW¼; SW¼; W½SE¼; SE¼SE¼; S½SW¼NE¼SE¼.

Section 13: NW¼NW¼ Excepting therefrom the southerly 154.7 feet being a strip of land 154.7 feet in width along the entire south boundary of said NW¼NW¼; and

All that portion of the SW¼NW¼ of Section 13, Township 34 North, Range 55 East, MDM lying southerly and easterly of those parcels conveyed to C.L. Eldridge by deed recorded in Book 58 of Official Records at Page 525 to R. W. Holbert, et ux., by Deed recorded in Book 62 of Deeds at Page 560, and that strip of land lying southerly of Nevada State Highway No. 46 as described in Donation Deed executed and recorded in Book 187 of Official Records at Page 417, Elko County, Nevada, also being described as all of that portion of the SW¼NW¼ of Section 13, Township 34 North, Range 55 East, MDM lying southerly and easterly of the following described line:

Commencing at the West ¼ corner of said Section 13, thence along the Westerly boundary of said Section 13, a distance of 176.87 feet to Corner No. 1, the Point of Beginning, being the same as Corner No. 1 of that parcel conveyed to R. W. Holbert, et ux. by Deed recorded February 25, 1953 in Book 62 of Deeds at Page 560, thence South 86°31' East, a distance of 825.00 feet to Corner No. 2, being the same as Corner No. 4 of the parcel conveyed to R. W. Holbert by Deed described

above, and Corner No. 1, of that parcel conveyed to C. L. Eldridge by Deed recorded August 12, 1965 in Book 58 of Official Records at Page 525; thence South 78°00' East a distance of 387.35 feet to Corner No. 3, being the same as Corner No. 2 of that parcel conveyed to C. L. Eldridge by Deed described above, thence North 0°38' East a distance of 380.63 feet to Corner No. 4, being the same as Corner No. 3 of that parcel conveyed to C. L. Eldridge by Deed described above and being a point on the southerly line of Nevada State Highway No. 46 as described in Deed recorded June 28, 1973 in Book 187 of Official Records at Page 417; thence Easterly along the southerly line of said State of Nevada Highway No. 46 to its point of intersection with the East boundary of the SW¼NW¼ of said Section 13 to Corner No. 5, the point of ending.

EXCEPTING FROM those parcels of Section 13 described above that parcel conveyed to the State of Nevada by Deed recorded November 27, 1973 in Book 187 of Official Records at Page 417, Elko County, Nevada containing 15.856 acres more or less.

Section 23: N½ and SE¼

EXCEPTING THEREFROM the following described parcels:

PARCEL A

That parcel of land conveyed to WALTER J. MURPHY and GIULIANA MURPHY by Deeds recorded April 13, 1966 in Book 67 of Official Records and recorded on March 19, 1973 in Book 175 of Official Records at Page 615, Elko County, Nevada, more particularly described as follows:

A parcel of land located within the NW¼NW¼ of Section 23, T. 34 N., R. 55 E., MDB&M in the

County of Elko, City of Elko, and more particularly described as follows:

Commencing at the monument at the centerline intersection of 4th Street and Wilson Avenue, as shown on the Official Map of Beigler Addition No. 2 to the City of Elko filed in the Office of the County Recorder, Elko County, Nevada (File No. 92140) thence S. 48°11' E. along the centerline of 4th Street (extended) 1163.45 feet to a point, thence S. 41°49' W. 40.00 feet to Corner No. 1, the point of beginning; thence S. 48°11' E., 450.00 feet to Corner No. 2, thence S. 41°49' W. 217.80 feet to Corner No. 3, thence N. 48°11' W., 450.00 feet to Corner No. 4, thence N. 41°49' E. 217.80 feet to Corner No. 1, containing 2.249 acres more or less.

PARCEL B

That parcel of land granted to the City of Elko by Deed of Dedication recorded July 2, 1974 in Book 196 of Official Records at page 536, Elko County, Nevada, more particularly described as follows:

A parcel of land located within the NW¼NW¼ of Section 23, T. 34 N., R. 55 E., MDB&M and more particularly described as follows:

Commencing at Corner No. 1, the Section Corner common to Sections 14, 15, 22 and 23, T. 34 N., R. 55 E., MDB&M, or at a point from which the survey monument at the centerline intersection of South Fourth Street and Wilson Avenue bears N. 16°24' E., 548.09 feet; thence S. 0°19' E. along the Section Line between said Sections 22 and 23 for a distance of 74.18 feet to Corner No. 2, a point on the Southerly right of way line of Adams Street; thence N. 41°49' E. along the Southerly right of way line of Adams Street for a distance of 99.65 feet to a point on the Section Line between said Sections 14 and 23, Corner No. 3; thence S. 89°55'30" W. along the Section line between Sections 14 and 23 for a distance of 66.85 feet to Corner No. 1, the point of commencement, containing 2,479 square feet (0.057 acres), more or less.

PARCEL C

That parcel of land conveyed to the City of Elko by Deed recorded August 15, 1969 in Book 113 of Official Records at page 1, Elko County, Nevada, more particularly described as follows:

A parcel of land located in the NE¼NW¼, Section 23, Township 34 North, Range 55 East, MDB&M, more particularly described as follows:

Beginning at Corner No. 1 from which the NW corner of said Section 23 bears W. 61°25'29" West, 1652.38 feet, thence East 350.00 feet to Corner No. 2, thence South 330.00 feet to Corner No. 3, thence West 350.00 feet to Corner No. 4, thence North 330.00 feet to Corner No. 1, the Point of beginning, containing 2.65 acres more or less.

PARCEL D

Those four parcels of land conveyed to the City of Elko by Deed recorded July 8, 1970 in Book 126 of Official Records at page 511, Elko County, Nevada.

PARCEL D-1

A parcel of land located in the NW¼NW¼ of Section 23, T. 34 N., R. 55 E., MDB&M, more particularly described as follows:

Beginning at Corner No. DD, from which the NW corner of said Section 23 bears N. 35°55'07" W., 641.40 feet, thence S. 15°22' W., 528.00 feet to Corner No. CC, thence S. 38°23' W., 9.70 feet to Corner No. BB, thence S. 74°38' E., 19.00 feet to Corner No. BB, thence S. 38°23' W., 9.70 feet to Corner #15, thence S. 11°00' E., 154.00 feet to Corner #14, thence S. 9°04' E., 137.00 feet to Corner #13A, thence N. 89°40' E., 562.75 feet to Corner #4A, thence N. 4°15' E., 40.55 feet to Corner #4, thence N. 22°47' E., 90.00 feet to Corner #3, thence N. 10°22' W., 49.00 feet to Corner #2, thence N. 18°00' E., 48.00 feet to Corner #1, thence N. 4°44' W., 86.49 feet to Corner #II, thence S. 74°38' E., 22.97 feet to Corner #HH, thence N. 15°22' E., 165.00 feet to Corner #GG, thence N. 74°38' W., 502.00 feet to Corner #FF, thence N. 15°22' E., 180.00 feet to Corner #EE, thence N. 74°38'

W., 158.00 feet to Corner #DD, the point of beginning, containing 8.755 acres more or less.

PARCEL D-2

A parcel of land located in the NW¼NW¼, Section 23, Township 34 North, Range 55 E., MDB&M, being more particularly described as follows:

Beginning at Corner No. 4, from which the NW corner of said Section 23 bears N. 33°12'06" W., 878.26 feet, thence N. 15°22' E., 101.12 feet to Corner No. 4-A, thence S. 74°38' E., 98.88 feet to Corner No. 4-B, thence S. 15°22' W., 101.12 feet to Corner No. 4-C, thence N. 74°38' W., 98.88 feet to Corner No. 4, the Point of Beginning, containing .230 acres more or less.

PARCEL D-3

A parcel of land located in the SW¼NW¼, Section 23, Township 34 N., R. 55 E., MDB&M being more particularly described as follows:

Beginning at Corner #13A, from which the NW corner of said Section 23 bears N. 12°43'03" W., 1361.05 feet, thence S. 9°04' E., 69.00 feet to Corner No. 13, thence S. 72°32' E., 129.00 feet to Corner No. 12, thence S. 27°50' E., 97.00 feet to Corner No. 11, thence S. 21°28' E., 100.00 feet to Corner No. 10, thence N. 8°44' E., 118.00 feet to Corner No. 9, thence N. 65°37' E., 157.40 feet to Corner No. 8, thence S. 75°57' E., 148.00 feet to Corner No. 7, thence S. 27°57' E., 77.34 feet to Corner No. 6, thence N. 1°16' W., 102.42 feet to Corner No. 5, thence N. 4°15' E., 109.45 feet to Corner No. 4A, thence S. 89°40' W., 562.75 feet to Corner No. 13A, the point of beginning, containing 1,724 acres more or less.

PARCEL D-4

A parcel of land located in the NW¼NW¼, Section 23, Township 34 North, Range 55 East, MDB&M, being more particularly described as follows:

Beginning at Corner No. 1, a point on the North line of said Section 23, from which the

NW corner of said Section 23 bears S. 89°42' W., 665.62 feet, thence S. 1°30'06" W., 485.97 feet to Corner No. 2, thence S. 15°22' W., 289.10 feet to Corner No. 3, thence S. 74°38' E., 60.00 feet to Corner No. 4, thence N. 15°22' E., 296.36 feet to Corner No. 5, thence N. 1°30'06" E., 453.70 feet to Corner No. 6, a point on the SW line of Fourth Street extended, thence N. 48°11' W., along said SW line of Fourth Street extension 61.82 feet to Corner No. 7, a point on the North line of said Section 23, thence S. 89°42' W., along said North section line 12.86 feet to Corner No. 1, the point of beginning, containing 1.056 acres more or less.

PARCEL E

That parcel of land conveyed to MANUEL VEGA and AMY VEGA by Deed recorded August 20, 1974 in Book 199 of Official Records at page 303, Elko County, Nevada, more particularly described as follows:

A parcel of land in the NW¼ of the NW¼ of Section 23, T. 34 N., R. 55 E., MDB&M., and more particularly described as follows:

Beginning at Corner No. 1, the NW section corner of Section 22, T. 34 N., R. 55 E., MDB&M, and from which the monument at the centerline intersection of South Fourth Street and Wilson Avenue bears N. 16°24' E., a distance of 548.09 feet, thence S. 0°19' E., along the West section line of said Section 23, a distance of 461.74 feet to Corner No. 2, thence N. 41°49 E. to a point on the Westerly Right of Way line of South Third Street (extended), a distance of 517.46 feet to Corner No. 3, thence N. 48°11' W., along said extended westerly boundary of South Third Street, a distance of 114.62 feet to Corner No. 4, a point on the North section line of said Section 23, thence S. 89°55'30" W., along the North section line of said Section 23, a distance of 262.14 feet to Corner No. 1, the place of beginning and containing 2.07 acres more or less.

Section 25: All

EXCEPTING THEREFROM that parcel conveyed to the State of Nevada by Deed recorded November 27, 1973 in Book 187 of Official

Records at page 417, Elko County, Nevada containing 11.537 acres more or less.

Section 27: NW¼ and S½
Section 33: All
Section 35: All

TOWNSHIP 33 NORTH, RANGE 55 EAST, MDB&M

Section 1: All
Section 3: All
Section 9: All
Section 11: All

EXCEPTING FROM PARCEL III, all coal, oil, oil shale, natural gas and other hydrocarbon substances within or underlying said lands, and reserving unto first party, its successors and assigns forever, the exclusive right to prospect upon and in said lands for any and all of the minerals and substances therein excepted and existing, or supposed to exist thereon or therein, and to drill or mine for and remove any and all of the said minerals and substances found or to be found by any person or persons upon or within the said land, together with the right at all times to enter upon the said land for the purpose of prospecting for, drilling for, mining for, and removing any and all of said minerals or substances therein or thereon, and to use as much of the said lands as may be necessary for the convenient and proper operation of such prospecting, drilling, mining and removing of said minerals and substances as reserved in Deed executed by Southern Pacific Land Company recorded February 18, 1944 in Book 52 of Deeds at page 475, Elko County, Nevada.

PARCEL IV

TOWNSHIP 34 NORTH, RANGE 56 EAST, MDB&M

Section 31: All

EXCEPTING THEREFROM, that parcel conveyed to the State of Nevada by Deed recorded November 27, 1973 in Book 187 of Official Records at page 417, Elko County, Nevada containing 16,508 acres more or less.

EXCEPTING FROM PARCEL IV all iron, coal, lignite, asphaltum, petroleum and other

mineral oil, gypsum, gold, silver, cinnabar, lead, tin, copper, limestone, marble and all other mineral deposits of every kind whatever upon or within the said lands, expressly reserving unto first party, its successors and assigns forever, the exclusive right to prospect upon and in the said lands for any or all of the said minerals or substances existing or supposed to exist thereon or therein, and to drill, bore or mine for and remove any or all of the said minerals or substances found or to be found by any person or persons upon or within the said lands; together with the right at all times to enter upon the said lands for the purpose of prospecting for, drilling, boring, mining for, and removing any or all of the said minerals or substances therein or mining for and removing any or all of the said minerals or substances therein or thereon, and to use so much of the said lands as may be necessary for the convenient and proper operation of such prospecting, drilling, boring, mining, and removal of minerals and other substances, as reserved in Deed executed by Southern Pacific Land Company recorded February 13, 1946 in Book 53 of Deeds at page 624, Elko County, Nevada.

PARCEL V

TOWNSHIP 34 NORTH, RANGE 55 EAST, MDB&M

Section 26: E½ NW¼NW¼; NW¼NE¼NW¼; N½SW¼NE¼NW¼; SW¼SW¼

TOGETHER WITH all right, title, interest and estate of the Corporation in and to all other real property whether hereinabove described or not, or which may be incorrectly described herein.

FURTHER TOGETHER WITH the following in connection with all lands above described or referred to:

1. All buildings, fences, and other improvements thereon;

2. All and singular the tenements, hereditaments, easements and appurtenances thereunto belonging or in anywise appertaining, and the reversions, remainders, rents, issues and profits thereof;

3. 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 and all springs, wells, water, water rights and stockwater rights vested, applied for or appropriated, situate upon the public lands administrated by the United States Department of the Interior, Bureau of Land Management; 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.

4. All easements, rights of way and licenses appurtenant to or used in connection with said lands.

5. All corrals, fences, stockwater troughs, water tanks, and pipelines and stockwater and domestic water systems on said lands.

6. 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 including, but not limited to the following described preference within the Elko Grazing District:

Allotment	Preference (aum's)	Suspended aum's	Active aum's
Four Mile Allotment	660	268	392

7. All range improvements and stockwater rights on the public lands grazed

pursuant to these preferences and the cooperative agreements and permits therefor.

8. All right, title, interest and estate Corporation has in and to all geothermal resources, geothermal energy, coal, oil, gas, oil shales and minerals of every kind and nature whatsoever (including, but not limited to, barium sulfate, uranium, fissionable materials, metals, and other minerals), existing upon, beneath the surface of, or within the above-described lands, and all mines thereof, with all leases of Corporation's interests therein, and all rentals, royalties, and other consideration payable to Corporation therefor.

$19.00 200209
FEE FILE #
FILED FOR RECORD
AT REQUEST OF
VAUGHAN, HULL
COPENHAVER & HANSEN, Ltd.
84 DEC 6 P 1: 42

RECORDED BK 480 PG 234
JERRY D. REYNOLDS
ELKO CO. RECORDER

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
DEC 6 1984 A.D. 19
day of
JERRY D. REYNOLDS, COUNTY RECORDER
By Jerry D. Reynolds
(SEAL)

200209

BOOK 480 PAGE 248