

ELKO COUNTY

Documentary Transfer Tax \$ 270.00
 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

W. Tomera

Signature of decedent or agent submitting
tax-free same

GRANT DEED

FOR CONSIDERATION RECEIVED, YOLE TOMERA, a widow,
Grantor, grants, bargains and sells to YOLE TOMERA, Trustee of
the Testamentary Trust of the Last Will and Testament of EDWARD
V. TOMERA, Grantee, and to her successors and assigns, forever,
an undivided one-half interest being all of Grantors interest n
and to the property located in the County of Elko, State of
Nevada, described as follows:

An undivided one-half interest in and to all
that certain property situate in the County
of Elko, State of Nevada, described as
follows:

PARCEL I - EUREKA LIVESTOCK LANDS:

Township 30 North, Range 53 East, MDM

Section 9: That part of the NE $\frac{1}{4}$
lying westerly of the BLN
allotment fence.

Township 31 North, Range 53 East, MDM

Section 19: All
Section 29: All
Section 31: Lots 1, 2 and 3
Section 33: N $\frac{1}{2}$ NE $\frac{1}{4}$; W $\frac{1}{2}$
Section 35: S $\frac{1}{2}$ S $\frac{1}{4}$

EXCEPTING FROM PARCEL I from each and
every parcel of land above described all
petroleum, oil, natural gas and products
derived therefrom, within or underlying
said lands or that may be produced
therefrom, and all rights thereto,
together with the exclusive right at all
times to enter upon or in said land to
prospect for, and to drill for, recover
and remove the same, as reserved by the
Southern Pacific Land Company, a corpor-
ation, by deeds of record, itself and
its successors and assigns.

FURTHER EXCEPTING FROM PARCEL I herein,
an undivided one-half interest in and to
any and all other mineral rights in said
lands, together with the right to enter
on said lands to prospect for, recover
and remove the same as reserved in Deed
executed by Oscar Rudnick, et ux, et
al., recorded in Book 69 of Deeds at

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

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page 25, in the Office of the County Recorder of Elko County, Nevada.

PARCEL II - CARPENTER-MAGNUSON LANDS:

Township 32 North, Range 54 East, MDM

Section 5: All
Section 7: All
Section 17: All
Section 19: All
Section 21: All

Township 33 North, Range 54 East, MDM

Section 29: All
Section 31: All

EXCEPTING THEREFROM an undivided one-half interest in and to all of the right, title and interest in and to coal, oil, gas and other minerals of every kind and nature whatsoever existing upon, beneath the surface of, or within said lands, including the rights to the use of so much of the surface thereof as may be required in prospecting for, in locating, developing, producing and transporting said coal, oil, gas or minerals and any of their by-products as reserved in Deed executed by Tony Smith, et al, recorded in Book 72 of Deeds at page 444, in the Office of the County Recorder of Elko County, Nevada.

PARCEL III - CORD EXCHANGE:

Township 31 North, Range 53 East, MDM

Section 25: N $\frac{1}{2}$; N $\frac{1}{2}$ S $\frac{1}{2}$
Section 27: All

Township 31 North, Range 54 East, MDM

Section 7: W $\frac{1}{2}$
Section 19: All
Section 31: That portion lying westerly of the BLM allotment fence and containing 400 acres, more or less.

EXCEPTING FROM all of Parcel III, except Section 26, T. 31 N., R. 53 E., MDM, all petroleum, oil, natural gas and products derived therefrom, and all rights thereto,

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together with the exclusive right at all times to enter upon or in said lands to prospect for and to drill for, recover and remove the same as reserved in Deed executed by Southern Pacific Land Company, recorded in Book 56 of Deeds at page 397 in the Office of the County Recorder of Elko County, Nevada.

PARCEL IV - UNITED STATES EXCHANGE LANDS:

Township 31 North, Range 53 East, MDM

Section 36: All

EXCEPTING THEREFROM all minerals in Parcel IV, together with the right to prospect for, mine and remove the same as authorized by the provisions of Section 8 of the Act of June 28, 1934 (48 Stat. 1269) as amended by Section 3 of the Act of June 26, 1936 (49 Stat. 1976) as reserved in Patent issued by the United States of America recorded in Book 76 of Official Records at page 55, in the Office of the County Recorder of Elko County, Nevada.

PARCEL V - DEARDEN LANDS:

Township 32 North, Range 56 East, MDM

All of those portions of Sections 8 and 9 T 32 N, R 56 E lying southerly of the following described fence line:

Beginning at Corner No. 1 which is on the east line of said Section 9, from which the northeast corner of said Section 9 bears N 0°21'48" W 118.30 feet,

thence S 80°06'35" W 1542.55 feet to Corner No. 2,
thence S 78°50'09" W 1951.12 feet to Corner No. 3,
thence S 68°29'32" W 637.88 feet to Corner No. 4,
thence S 19°47'25" W 2080.34 feet to Corner No. 5,
thence S 74°34'50" W 2242.14 feet to Corner No. 6,
thence S 89°42'07" W 3331.03 feet to Corner No. 7,
thence N 80°34'24" W 388.91 feet to Corner No. 8, a point on the west line of said Section 8 the Point of Ending

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Section 18: NE $\frac{1}{4}$, N $\frac{1}{2}$ N $\frac{1}{2}$ SE $\frac{1}{4}$; N $\frac{1}{2}$ S $\frac{1}{2}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$

EXCEPTING THEREFROM an undivided one-half interest in and to all coal, oil, gas and petroleum products of every name or nature whatsoever existing upon, beneath the surface of, or within said lands, including the right to the use of so much of the surface thereof as may be required in prospecting for, in locating, developing, producing and transporting said coal, oil, gas or minerals and any of the by-products thereof as reserved in Deed executed by Mildred D. McBride, recorded in Book 68 of Deeds at page 436 in the Office of the County Recorder of Elko County, Nevada.

FURTHER EXCEPTING THEREFROM an undivided one-half interest of all of the right, title and interest of Pete Elia, et ux, in and to coal, oil, gas and other minerals of every kind and nature whatsoever existing upon, beneath the surface of, or within said lands, including the rights to the use of so much of the surface thereof as may be required in prospecting for, in locating, developing, producing and transporting said coal, oil, gas, or minerals, and any of their by-products as reserved in Deed recorded in Book 70 of Deeds at page 438, in the Office of the County Recorder of Elko County, Nevada.

FURTHER EXCEPTING THEREFROM, until April 20, 1993, one-half of all right, title, interest and estate of John C. Carpenter, Jr. and Roseann S. Carpenter in or to all oil, gas, minerals and mineral rights, geothermal resources, steam, hot water and all products of geothermal processes that may be on, in, under or produced from the above described lands as reserved in Deed recorded in Book 183 of Official Records at page 235, in the Office of the County Recorder of Elko County, Nevada.

PARCEL VI - MAGNUSON LANDS:

Township 32 North, Range 56 East, MDN

Section 16: All
Section 17: All
Section 18: S $\frac{1}{2}$ SE $\frac{1}{4}$; S $\frac{1}{2}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$; S $\frac{1}{2}$ S $\frac{1}{2}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$

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EXCEPTING FROM Section 17 and undivided one-half interest in and to all coal, oil, gas and petroleum products of every name or nature whatsoever existing upon, beneath the surface of, or within said lands, including the right to the use of so much of the surface thereof as may be required in prospecting for, in locating, developing, producing and transporting said coal, oil, gas or minerals and any of the by-products thereof as reserved in Deed executed by Mildred D. McBride, recorded in Book 68 of Deeds at page 436 in the Office of the County Recorder of Elko County, Nevada.

FURTHER EXCEPTING from Section 17 an undivided one-half interest of all of the right, title and interest of Pete Elia, et ux, in and to coal, oil, gas and other minerals of every kind and nature whatsoever existing upon, beneath the surface of, or within said lands, including the rights to the use of so much of the surface thereof as may be required in prospecting for, in locating, developing, producing and transporting said coal, oil, gas, or minerals, and any of their by-products as reserved in Deed recorded in Book 70 of Deeds at page 438, in the Office of the County Recorder of Elko County, Nevada.

EXCEPTING from Section 16, all right, title and interest of Hugh D. McMullen, et ux, in and to all coal, oil, gas and other minerals of every kind and nature whatsoever existing upon, beneath the surface of, or within said lands, including the right to the use of so much of the surface thereof as may be required in prospecting for, in locating, developing, producing and transporting said coal, oil, gas or minerals and any of their by-products as reserved in Deed recorded in Book 19 of Official Records at page 677, in the Office of the County Recorder of Elko County, Nevada.

FURTHER EXCEPTING from all of Parcel VI, one-half of all right, title, estate and interest of Andrew J. Magnuson in and to all minerals, mineral rights, coal, oil, gas, petroleum, geothermal resources, steam, hot water and all products of geothermal processes that may be on, in, under or produced from the above described lands or any part thereof, together with a reasonable right of ingress

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and egress, and surface use as necessary to explore for, drill, mine, remove and produce the same as reserved in Deed recorded in Book 183 of Official Records at page 239, in the Office of the County Recorder of Elko County, Nevada.

TOGETHER with Southern Pacific Company Lease No. 2926 A;

TOGETHER with Western Pacific Railroad Company Lease (Auditor Document No. 1400);

TOGETHER with all buildings, fences, and other improvements thereon;

TOGETHER with all and singular the tenements, hereditaments, easements and appurtenances thereunto belonging or in anywise appertaining, and the reversions, remainders, rents, issues and profits thereof;

TOGETHER WITH: all springs, wells, water, water rights and stockwater rights applied for, appropriated for, appurtenant to or decreed to said lands, or any portion thereof; including but not limited to Certificate Nos. 8898, 8899 and 823 issued by the State of Nevada; 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;

PARCEL VII

An undivided one-half (50%) interest in and to the minerals (including oil and gas) within the following described parcels:

TOWNSHIP 30 NORTH, RANGE 53 EAST, M.D.M.

Section 5: Lot 1, 2, 3 and 4; S $\frac{1}{2}$ N $\frac{1}{2}$
NW $\frac{1}{4}$, N $\frac{1}{2}$ SE $\frac{1}{4}$; SW $\frac{1}{4}$ SE $\frac{1}{4}$

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Section 9: SE $\frac{1}{4}$ NW $\frac{1}{4}$

TOWNSHIP 31 NORTH, RANGE 53 EAST, M.D.M.

Section 31: Lot 4

All oil and gas existing upon, beneath the surface of or within the following described lands or any portion thereof, with all royalties, rentals and other payments therefor and all leases therefor:

Parcels 1 and 2 and shown upon the Parcel Map for Edward V. and Yole Tomera filed in the Office of the County Recorder of Elko County, Nevada on September 16, 1981 as File No. 154544.

ALSO

PARCEL VIII

All right, title, interest and estate of Yole Tomera in and to all coal, oil, gas and other minerals of every kind and nature whatsoever in the following described lands.

TOWNSHIP 31 NORTH, RANGE 53 EAST, M.D.M.

Section 25: S $\frac{1}{2}$ S $\frac{1}{2}$
Section 26: S $\frac{1}{2}$ SE $\frac{1}{4}$; NE $\frac{1}{4}$ SE $\frac{1}{4}$; SE $\frac{1}{4}$ SW $\frac{1}{4}$
Section 36: N $\frac{1}{2}$; N $\frac{1}{2}$ S $\frac{1}{2}$

TO HAVE AND TO HOLD the property with the appurtenances to the Grantee and her successors and assigns, forever.

SIGNED this 6th day of August, 1986.

GRANTOR:

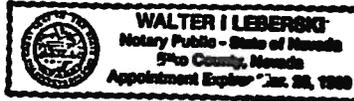
Yole Tomera
YOLE TOMERA

ELKO COUNTY

STATE OF NEVADA)
) SS.
COUNTY OF ELKO)

On August 6, 1986, personally appeared before me, a Notary Public, WOLE TOMERA, who acknowledged that she executed the above instrument.

Walter I. Leberg
NOTARY PUBLIC



GRANTEE'S ADDRESS:

Wayside
Elko, NV 89801

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

1st day of April A.D. 1986
JERRY D. REYNOLDS, COUNTY RECORDER

By Beverly Jensen Deputy
(SEAL)

FEE \$12.00 FILE # 217528

FILED FOR RECORD
AT REQUEST OF

Vaughan, Hull & Coppenhaver

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RECORDED BK 530 PG 575
JERRY D. REYNOLDS
ELKO CO. RECORDER

217528

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