

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made and entered into this 1st day of August, 1989, by and between MARY M. ELLIS-HOGAN, Grantor, of Elko, Nevada; and ELLIS-HOGAN PARTNERSHIP, a Nevada General Partnership, Elko, Nevada, and Grantee;

W I T N E S S E T H:

That the said Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00), lawful, current money of the United States of America, to her in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, does by these presents grant, bargain, sell, convey and confirm unto the said Grantee, and to its successors and assigns forever, all that certain real property situate, lying and being in the County of Elko, State of Nevada, and more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein and by this reference made a part hereof.

TOGETHER WITH all buildings and improvements situate thereon.

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.

SUBJECT to all conditions, covenants, easements, exceptions, reservations, restrictions, and rights of way of record.

TO HAVE AND TO HOLD, all and singular, the said premises, together with the appurtenances unto the said Grantee and to its successors and assigns forever.

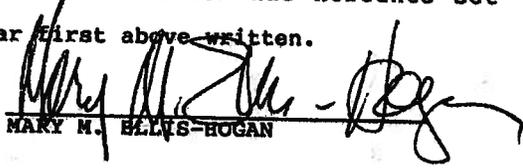
DOCUMENTARY TRANSFER TAX \$ 159.50
 COMPUTED ON FULL VALUE OF PROPERTY CONVEYED; OR
 COMPUTED ON FULL VALUE LESS LIENS AND ENCUMBRANCES
REMAINING THEREON AT TIME OF TRANSFER.
UNDER PENALTY OF PERJURY.

1
Richard J. Matthews
SIGNATURE OF DECLARANT OR AGENT
DETERMINING TAXABLE VALUE

MATTHEWS & W. NES, P. C.
378 COURT STREET
P. O. BOX 811
ELKO, NEVADA 89801

BOOK 193 PAGE 38

IN WITNESS WHEREOF, the said Grantor has hereunto set her hand as of the day and year first above written.


MARY M. ELLIS-HOGAN

STATE OF NEVADA)
) SS.
COUNTY OF ELKO

On this 15th day of August, 1989, before me, a Notary Public, personally appeared MARY M. ELLIS-HOGAN, who acknowledged that she executed the foregoing instrument.


NOTARY PUBLIC

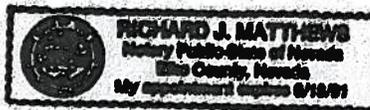


EXHIBIT "A"

All that certain real property situate in the County of Elko, State of Nevada, more particularly described as follows, to-wit:

PARCEL 1:

A parcel of land located in Section 18, Township 33 North, Range 58 East, MDB&M, Elko County, Nevada, more particularly described as follows:

Commencing at the center of said Section 18, a fence corner as described on Record of Survey, File Number 69442, in the Elko County Recorder's Office, the point of beginning;

THENCE South $0^{\circ}02'$ East, 797.46 feet along the 1/4 section line to a steel fence post;

THENCE South $78^{\circ}35'$ West, 430.98 feet to a steel fence post;

THENCE South $87^{\circ}12'$ West, 206.32 feet to a steel fence post;

THENCE South $70^{\circ}55'$ West, 165.30 feet to a steel fence post;

THENCE North $69^{\circ}50'$ West, 154.60 feet to a steel fence post;

THENCE South $43^{\circ}10'$ West, 280.85 feet to a steel fence post;

THENCE South $88^{\circ}23'$ West, 653.65 feet to a steel fence post;

THENCE North $01^{\circ}37'$ West, 1157.41 feet to a steel fence post;

THENCE South $88^{\circ}44'$ East, 1807.96 feet along the 1/4 section line to the point of beginning.

PARCEL 2:

Parcel Number A as shown on that certain Parcel Map for Silas D. Sinton filed in the Office of the County Recorder of Elko County, State of Nevada, on April 9, 1982, as File Number 161910, being a portion of the SW1/4 of Section 18, Township 33 North, Range 58 East, MDB&M.

EXCEPTING THEREFROM, all that portion of said land conveyed to Rex C. Claridge et ux, et al, by Deed recorded August 4, 1982, in Book 397, Official Records, page 204, Elko County, Nevada.

The following five paragraphs apply to the above parcels:

TOGETHER WITH all 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, stock watering, domestic or any other use, or for the drainage of all or any part of said lands, including, but without limitation thereto, the water adjudicated as appurtenant to the said property or any part thereof by any pertinent decree of that certain proceeding 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 its Tributaries", being Civil Action No. 2804 in the Sixth Judicial District Court of the State of Nevada, in and for the County of Humboldt, together with the Grantor's water right in that domestic well situate in the SE1/4 of Section 18, Township 33 North, Range 58 East, MDB&M.

TOGETHER WITH an easement at a point or points across the eastern boundary line of the SW1/4 of Section 18, Township 33 North, Range 58 East, MDB&M, for access to the utility lines running parallel to the County Road delineated in the above described Parcel Map for Silas D. Sinton.

TOGETHER WITH an easement ten feet on either side of the present water line which terminates in the above described real property and commences in the SE1/4 of Section 18, Township 33 North, Range 58 East, MDB&M, for purposes of access to and maintenance of said water line and the well providing water to the same.

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.

TOGETHER WITH the double wide mobile home situate on said property.

FEE \$8.00 FILE # 280520 INDEXED
FILED FOR RECORD
AT REQUEST OF
Matthews & Wines
28 AUG 18 P4 31

Ralph

10-12-88 (11.027 A)

DATE

TRANSFER ROLL 10-12-88

50.352 A)

PARCEL CARDS _____

APPR RECORD

ELKO COUNTY

APP CARD _____

WHEN RECORDED MAIL TO

Mary M. Ellis-Hogan
P.O. Box 110
Elko, Nevada 89801

DEED

Number 240184-3 (2)

The undersigned grantor(s) declare(s):
Documentary transfer tax is \$ N/A (375.090)
(X) computed on full value of property conveyed, or
() computed on full value less value of liens and
encumbrances remaining at time of sale.
(X) Unincorporated area: () City of _____

WESTERN FARM CREDIT BANK, successor to Federal Land Bank of Sacramento, a corporation existing under provisions of the Farm Credit Act of 1971 (Public Law 92-181), as amended, with its principal place of business at Sacramento, California, for good and valuable consideration, receipt of which is acknowledged, does hereby GRANT, BARGAIN, SELL and CONVEY TO:

MARY M. ELLIS-HOGAN, an unmarried woman

all that real property in the County of Elko, State of Nevada, described as follows:

See Exhibit "A" attached hereto and made a part hereof.

IN WITNESS WHEREOF, the Western Farm Credit Bank, successor to Federal Land Bank of Sacramento, has caused this deed to be executed and its corporate seal to be affixed by its proper and duly authorized officers on August 2, 1988.

WESTERN FARM CREDIT BANK
By [Signature]
Michael L. Tuft, Vice President
By [Signature]
T. M. Mickelsen, Asst. Vice President

STATE OF California.....)
County of Sacramento.....)

On this 2nd day of August 1988, before me, the undersigned Notary public in and for said County and State, personally appeared Michael L. Tuft and T. M. Mickelsen [(XX) personally known to me] [() proved to me on the basis of satisfactory evidence] to be the person(s) who executed the within instrument as Vice President and Asst. Vice President respectively, of the corporation therein named and acknowledged to me that the corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

WITNESS my hand and official seal



[Signature]
Notary Public in and for said County and State

Mail tax statements to: _____
Name Address Zip

17475-74

ELKO COUNTY

EXHIBIT "A"

PARCEL 1: 7-05-88

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THENCE North 01°37' West, 1157.41 feet to a steel fence post;

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The following five paragraphs apply to the above parcels:

TOGETHER WITH all 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, including, but without limitation thereto, the water adjudicated as appurtenant to the said property or any part thereof by any pertinent decree of that certain proceeding 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 its Tributaries", being Civil Action No. 2804 in the Sixth Judicial District Court of the State of Nevada, in and for the County of Humboldt, together with the Grantor's water right in that domestic well situate in the SE 1/4 of Section 18, Township 33 North, Range 58 East, MDB&M.

Parcel 1
41.12
= 96.93
Parcel 2
55.817
58.72 10/23

ELKO COUNTY

EXHIBIT "A" CONTINUED

TOGETHER WITH a non-exclusive easement for a pole-line, for transmission of electrical power and/or communication facilities, and rights incidental thereto, including but not necessarily limited to access and maintenance, in, over, under, across and through a strip of land 70.00 feet wide, the west-erly prolongation thereof along the east side of the lands designated "AVENALES LAND & CATTLE COMPANY," all as shown and designated on said Parcel Map for SILAS D. SINTON. Said easement shall terminate respectively in the easterly parcel and the easterly prolongation of the southerly line of said Parcel Number B. Said easement is subject to the rights of the public in and to the county road over the westerly 60.00 feet thereof.

TOGETHER WITH an easement for a water pipeline and well-head, and rights incidental thereto, including but not necessarily limited to access and maintenance, in, over, under, across and through a strip of land 20.00 feet wide, the center line of said strip being the line and well-head as it exists on the date hereof, commencing at said well-head in the southeast quarter of Section 18 and running westerly to said Parcel Number A. The westerly end of said easement is subject to the rights of the public in and to the county road over the westerly 60.00 feet thereof.

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.

INDEXED

FEE \$7.00 FILE # 259657
FILED FOR RECORD
AT REQUEST OF
Frontier Title Co.
78 AUG 12 P4 09

RECORDED BY 635-422
JERRY D. REYNOLDS
ELKO CO. RECORDER

259657

BOOK 635 PAGE 424