06-570-02-2 DATE 4-18-88
TRANSFER ROLL
07-130-03-2 PARCEL CARDS 4-18-88
4-18-88

ELKO COUNTY

$525,000

DOCUMENTARY TRANSFER TAX $ 577.50
% 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
FIRST AMERICAN TITLE COMPANY
Valerie Gleason
SIGNATURE OF DECLARANT OR AGENT DETERMINING TAX FIRM NAME
412803

farm mach mobiles

WARRANTY DEED

This Deed made this 24th day of March, 1988 between Wells Fargo Ag Credit Corp, a California Corporation, whose address is P.O. Box 3937, Englewood, Colorado 80155, of the first part and Miller and Wood Ranch Company, a California General Partnership, whose address is 25366 West Dorris Avenue, Coalinga, California 93210, of the second part.

Witnesseth, that the said party of the first part for and in consideration of ten dollars ($10) and other good and valuable consideration, the receipt whereof is hereby confessed and acknowledged, has granted, bargained, sold and conveyed, and by these presents, does grant, bargain, sell, convey and confirm unto the said party of the second part, it's successors and assigns forever, all of the following described property situate, lying and being in the County of Elko, State of Nevada, to wit: that property more particularly described in Exhibit A attached hereto and made a part hereof by this reference; together with all and singular the hereditaments and appurtenances thereunto belonging or in anywise appertaining, specifically including but not limited to, all of first party's interest in all water, water rights, water privileges, ditches, ditch rights, ditch privileges, minerals and mineral ores of every kind in nature now known to exist or hereafter discovered upon, within or underlying the subject property, including without limitation, all petroleum, oil, natural gas and products derived therefrom, and all steam and geothermal rights, rights of way, head gates, flumes, wells, well equipment, pumps, pumping equipment, pumping accessories, sprinkler systems, fences, corals, silos, elevators, storage bins and other storage facilities, warehouse buildings, building fixtures, building equipment, along with all other fixtures now or hereafter installed in, attached to or used in connection with the premises herein described, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

To have and to hold the said premises above bargained and described with the appurtenances, unto the said party of the second part, it's successors and assigns forever. The said party of the first part, for itself, its successors and assigns, does covenant, grant, bargain and agree to and with the said party of the second part, it's successors and assigns, that at the time and the filing and delivery of these presents, it is well seized of the surface rights described in Exhibit A attached hereto and made a part hereof by this reference, as of good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has a good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments and encumbrances of whatever kind whatsoever, except those encumbrances specified in Exhibit B which is attached hereto and incorporated herein by this reference; and the above bargained surface rights in the quiet and peaceful possession of the said party of the second part, it's successors and assigns, against all and every person or person lawfully claiming to claim the whole or any part thereof,

ELKO COUNTY

the said party of the first part shall and will warrant and forever defend.

In witness whereof, the said party of the first part has hereunto set its hand and seal the day and year first above written.

WELLS FARGO AG CREDIT CORP

SEAL AFFIXED

By: Michael D. Killin
Michael D. Killin
Vice President and General Counsel

ATTEST:

By: Mary Beth Matthews
Mary Beth Matthews
Assistant Secretary

STATE OF COLORADO)
) SS:
COUNTY OF DENVER)

The foregoing instrument was acknowledged before me this 24th day of March, 1988, by Michael D. Killin, Vice President and General Counsel of Wells Fargo Ag Credit Corp, a California corporation, on behalf of the corporation.

In Witness Whereof, I hereunder set my hand and affixed my notorial seal the day and year above written.

My Commission Expires: August 27, 1991
Marcia L. Hettinger
NOTARY PUBLIC

SEAL AFFIXED

3d

DESCRIPTION

All that certain lot, piece or parcel of land situate in the County of Elko, State of Nevada more particularly described as follows:

PARCEL 1

TOWNSHIP 37 NORTH, RANGE 57 EAST, MDB&M

Section 1: Lots 2, 3 and 4; S1/2NW1/4; SW1/4
Section 2: SE1/4NE1/4; E1/2SE1/4
Section 11: NE1/4; S1/2
Section 12: W1/2NW1/4; NW1/4SW1/4
Section 14: W1/2E1/2; W1/2
Section 15: E1/2SE1/4
Section 22: E1/2E1/2
Section 23: W1/2
Section 26: W1/2
Section 27: NE1/4NE1/4; S1/2NE1/4; SE1/4
Section 34: E1/2W1/2; E1/2
Section 35: W1/2W1/2

TOWNSHIP 38 NORTH, RANGE 57 EAST, MDB&M

Section 1: E1/2; NE1/4SW1/4; SW1/4SW1/4; SW1/4NW1/4; Lot 4 (NW1/4NW1/4)
Section 3: All
Section 11: All
Section 13: NW1/4NW1/4; S1/2NW1/4; N1/2NE1/4; SE1/4NE1/4; S1/2
Section 23: All
Section 24: E1/2E1/2
Section 25: All
Section 35: All
Section 36: All

TOWNSHIP 38 NORTH, RANGE 58 EAST, MDB&M

Section 5: All
Section 7: All
Section 17: All
Section 19: Lots 1, 2, 3 and 4 (W1/2W1/2); E1/2W1/2; E1/2
Section 21: All
Section 29: All
Section 30: Lots 1, 2, 3 and 4 (W1/2W1/2)

PARCEL 2

TOWNSHIP 37 NORTH, RANGE 57 EAST, MDB&M

Section 11: NW1/4
Section 15: W1/2SE1/4; NE1/4
Section 27: NW1/4NE1/4

EXCEPTING from Parcel 2 one-half of all oil, gas, mineral and other hydrocarbon substances lying in and under said land as reserved by STRATHEARN CATTLE CO. in Deed recorded November 19, 1957 in Book 73 of Deeds at Page 38, Elko County, Nevada.

FURTHER EXCEPTING Parcel 2 all petroleum, oil, natural gas, and products derived therefrom, within or underlying said lands orthat may be produced therefrom, as reserved by SOUTHERN PACIFIC COMPANY in Deed recorded July 22, 1959, in Book 76 of Deeds at page 520, Elko County, Nevada, records.

FURTHER EXCEPTING Parcel 2 one-half of all oil, gas or mineral rights of any nature owned by the grantor as reserved by A. B. McKINLEY AND SONS, INC., in deed recorded June 14, 1960 in Book 4 of Official Records at Page 268, Elko County, Nevada.

PARCEL 3

TOWNSHIP 37 NORTH, RANGE 57 EAST, MDB&M

Section 2: Lots 1 and 2 (W1/2NE1/4); SW1/4NE1/4; W1/2SE1/4

EXCEPTING THEREFROM all the oil and gas lying in and under said land as reserved by UNITED STATES OF AMERICA in Patent recorded in Book 38 of Official Records at Page 219, Elko County, Nevada.

TOWNSHIP 38 NORTH, RANGE 57 EAST, MDB&M

Section 24: W1/2; W1/2E1/2

1. Taxes for the fiscal year July 1, 1987 to June 30, 1988 including any secured personal property taxes and any district assessments collected therewith, a lien now due and payable, APN#: 06-570-02-2.

2. Rights incidental to the ownership and development of the mineral interests excepted from the land described herein.

3. In the event improvements have been commenced within the past year, the lien, if any, of supplemental taxes, assessed pursuant to the provisions of the 1983 Nevada Legislature under Nevada Revised Statutes No. 361.026, may be attached.

4. The lien for any deferred taxes by reason of an application for Agricultural Use Assessment filed by WELLS FARGO AG CREDIT CORP and recorded November 16, 1987 in Book 591 of Official Records at Page 544, Elko County, Nevada.
Said lien becomes payable upon conversion of said lands from agricultural use to a higher use as defined in NRS361A.032.
(Affects subject and additional property)

5. Reservations and exceptions contained in patent from the UNITED STATES OF AMERICA, recorded in the office of the County Recorder of Elko County, Nevada, which recite as follows:

> "Subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws, and decisions of court, and there is reserved from the land hereby granted, a right of way thereon for ditches or canals constructed by the authority of the United States."

Affects the following described land:

TOWNSHIP 38 NORTH, RANGE 57 EAST, MDB&M

Section 24: W1/2; W1/2E1/2

6. Reservations and exceptions contained in Deed from the CENTRAL PACIFIC RAILROAD COMPANY, recorded in the office of the County Recorder of Elko County, Nevada, which recite in part as follows:

> "And the right of use all water needed for the operating and repairing of said railroad which rises on said lands and the right of way to conduct water rising on other lands, across said lands in pipes or aqueducts for said purposes."

(Affects portions of Parcel 1 and 2)

7. Any encroachments on Section 25 by existing ditch, and on Section 35, Township 38 North, Range 57 East, by existing pole line as disclosed in Deed from CENTRAL PACIFIC RAILWAY COMPANY, recorded December 5, 1919 in Book 38 of Deeds at Page 192, Elko County, Nevada.

8. Any encroachments on Section 1, Township 38 North, Range 57 East, by existing ditch, as disclosed in Deed from CENTRAL PACIFIC RAILWAY COMPANY recorded July 27, 1920 in Book 38 of Deeds at Page 485, Elko County, Nevada.

9. Reservations and exceptions contained in Deed dated June 19, 1959 from, SOUTHERN PACIFIC COMPANY to A.B. McKINLEY AND SONS, INC., recorded July 22, 1959 in Book 76 of Deeds at Page 520, Elko County, Nevada, reading in part as follows:

> ALSO, SAVE AND EXCEPTING THEREFROM, the right to use all water naturally rising upon or flowing across said land which may be needed for the operation and repair of such

10. Reservations contained in Patent from THE UNITED STATES OF AMERICA to JOHN RUTMAN recorded August 9, 1963 in Book 38 of Official Records at Page 219, Elko County, Nevada, reading as follows:

> "Subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws, and decisions of courts; and there is reserved from the lands hereby granted a right of way thereon for ditches or canals constructed by the authority of the United States.
>
> EXCEPTING AND RESERVING, also, to the United States all the oil and gas in the lands so patented, and to it, or persons authorized by it the right to prospect for, mine, and remove such deposits from the same upon compliance with the conditions and subject to the provisions and limitations of the Act of July 17, 1914 (38 Stat.509)."

(Affects Lots 1 and 2; SWNE; W1/2SE Section 2, Township 37 North, Range 57 East, MDB&M)

11. An easement 20 feet in width over the N1/2 of Section 11, Township 38 North, Range 57 East, and SE1/4 of Section 5, and N1/2 of Section 7, Township 38 North, Range 58 East, MDB&M. for underground cable and other incidental purposes as granted to AMERICAN TELEPHONE AND TELEGRAPH COMPANY by docuement recorded September 17, 1967 in Book 87 of Official Records at Page 540, Elko County, Nevada.

12. A right of way over portions of Sections 11, 13, 24, 35 and 36 Township 38 North, Range 57 East, MDB&M, for repair, maintenance and improvement of a private road and incidential purposes as granted to AMERICAN TELEPHONE AND TELEPHONE COMPANY by document recorded May 28, 1971 in Book 146 of Official Records at Page 265, Elko County, Nevada.

18. A Lease of Oil and Gas dated February 17, 1978, executed by McMORICK BROTHERS, a partnership between JAMES L. McMORMICK, JR. and DANIEL M. McCORMICK as lessor and by HUNT OIL COMPANY OF NEVADA as lessee, with option of renewal or as long as production continues if so stated, for the term of 10 years from February 17, 1978 recorded September 8, 1978 in Book 275 of Official Records at Page 560, Elko County, Nevada and correction thereof recorded April 9, 1979 in Book 289 of Official Records at Page 595, Elko County, Nevada. (Affects a portion of said land)

17. An easement for a barbed-wire fence, cattleguards and gates and incidental purposes as granted to UNITED STATES OF AMERICA, DEPARTMENT OF THE INTERIOR, BUREAU OF LAND MANAGEMENT recorded December 19, 1985 in Book 511 of Official Records at Page 511, Elko County, Nevada.

Affects the following described land:

TOWNSHIP 38 NORTH, RANGE 57 EAST, MDM

Section 1: Lot 4, SW1/4NW1/4, NE1/4SW1/4, SE1/4
Section 3: Lot 1
Section 13: E1/2NE1/4

TOWNSHIP 38 NORTH, RANGE 58 EAST, MDM

Section 7: Lots 1, 2, 3, 4

FEE $9.00 FILE # 248631
FILED FOR RECORD
AT REQUEST OF
First American Title Co. Of Nev.