

GRANT DEED TO COMMUNITY PROPERTY
WITH RIGHT OF SURVIVORSHIP

FOR CONSIDERATION RECEIVED, CHARLES ELDON WESTLUND, Grantor, grants, bargains and sells to CHARLES ELDON WESTLUND and SHIRLEY A. WESTLUND, his wife, Grantees, as community property with right of survivorship, and their assigns, and the heirs and assigns of the survivor, forever, all that property distributed to the Grantor from the Estate of Ernie Woodhouse Westlund, Probate Matter No. 3922, Department No. 1, Fourth Judicial District Court, in and for the County of Elko, State of Nevada by Decree recorded in the Elko County Recorder's Office on the 14th day of September, 1990, in Book 732, Page 603, Official Records, Elko County Recorder's Office, including but not limited to:

PARCEL 1

TOWNSHIP 33 NORTH, RANGE 58 EAST, MDB&M

Section 29: W1/2 of the E1/2
Section 32: Lots 1 and 2; S1/2 of the NE1/4

Together with all buildings and improvements thereon.

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; 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,

Including but not limited to: all water rights decreed to said lands or any portion thereof pursuant to the Decree entered in civil action number 2804 in the Sixth Judicial District Court of the State of Nevada, in and for the County of Humboldt entitled "In the Matter of the Determination of the Relative

Boody

Rights of Claimants and Appropriators of the Waters of the Humboldt River Stream System and Tributaries" from Lamoille Creek and Snell Creek through the Andrew Westlund ditches, as set out in page 59 of the Edwards Decree, claimant Andrew Westlund and from Orchard Springs, Big Springs in Trueman Canyon and from Brown Canyon through the Dave Morrow Ditches, Dave Morrow claimant, as set out in page 184 of the Bartlett Decree both in the Blue Book edition of "The Humboldt River Adjudication - 1923-1938." Proofs 00444 and 00449.

Together with all easements and rights of way relating to or appurtenant to said lands and water rights or any portion thereof.

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, or of any part thereof.

PARCEL 2

All right, title, interest and estate of the deceased in and to all oil, gas, minerals and mineral rights of every kind, nature, description and their by-products existing upon, beneath or within the lands in the County of Elko, State of Nevada.

All bank accounts, money on deposit, insurance proceeds, time certificates of deposit and all other investment certificates, with all accrued interest, dividends and proceeds;

All household fixtures, furniture and all other personal property of every name, nature and description;

Any and all other property of the deceased and of this estate, real or personal, of any name, nature, kind, character or description not hereinbefore described or inventoried and valued, or which may be incorrectly described herein, which is within the jurisdiction of this Court.

TO HAVE AND TO HOLD the property with the appurtenances to the Grantees as community property with right of survivorship and their assigns, and the heirs and assigns of the survivor accordingly, forever.

