

ELKO COUNTY

4156.70-SE  
LPT 1,300.50

GRANT, BARGAIN AND SALE DEED

FOR VALUABLE CONSIDERATION RECEIVED, OLYMPIC NEVADA GENERAL PARTNERSHIP, an Arizona general partnership, "Grantor", grants, bargains and sells to TABOR CREEK CATTLE CO., a Nevada corporation, "Grantee", and its successors and assigns, accordingly, forever, the ranch property located in the County of Elko, State of Nevada, described as follows:

TOWNSHIP 36 NORTH, RANGE 58 EAST, MDB&M

- Section 1: SE $\frac{1}{4}$ SE $\frac{1}{4}$   
Also that part of Section 1 lying southeasterly of a line parallel with and 200.00 feet distant southeasterly of center line of Central Pacific Railway Company's Railroad as now constructed.
- Section 11: E $\frac{1}{4}$ SE $\frac{1}{4}$ ; SW $\frac{1}{4}$ SE $\frac{1}{4}$
- Section 12: NE $\frac{1}{4}$ ; E $\frac{1}{4}$ NW $\frac{1}{4}$ ; SW $\frac{1}{4}$ NW $\frac{1}{4}$ ; SW $\frac{1}{4}$ ; N $\frac{1}{4}$ SE $\frac{1}{4}$ ; SW $\frac{1}{4}$ SE $\frac{1}{4}$
- Section 13: NW $\frac{1}{4}$
- Section 14: NE $\frac{1}{4}$ ; E $\frac{1}{4}$ NW $\frac{1}{4}$ ; SW $\frac{1}{4}$ NW $\frac{1}{4}$ ; SW $\frac{1}{4}$ ; N $\frac{1}{4}$ SE $\frac{1}{4}$ ; SW $\frac{1}{4}$ SE $\frac{1}{4}$
- Section 15: SW $\frac{1}{4}$ SE $\frac{1}{4}$ ; E $\frac{1}{4}$ SE $\frac{1}{4}$
- Section 21: SE $\frac{1}{4}$ SE $\frac{1}{4}$
- Section 22: S $\frac{1}{4}$ ; NE $\frac{1}{4}$ ; E $\frac{1}{4}$ NW $\frac{1}{4}$
- Section 23: NW $\frac{1}{4}$
- Section 27: W $\frac{1}{4}$ ; W $\frac{1}{4}$ NE $\frac{1}{4}$
- Section 28: E $\frac{1}{4}$ NE $\frac{1}{4}$ ; SE $\frac{1}{4}$

TOWNSHIP 36 NORTH, RANGE 59 EAST, MDB&M

- Section 4: Lots 3 and 4; S $\frac{1}{4}$ NW $\frac{1}{4}$
- Section 5: SW $\frac{1}{4}$ ; Lots 1, 2, 3 and 4; S $\frac{1}{4}$ N $\frac{1}{4}$
- Section 6: SE $\frac{1}{4}$ NW $\frac{1}{4}$ ; Lots 1, 2, 6, 7; S $\frac{1}{4}$ NE $\frac{1}{4}$ ; E $\frac{1}{4}$ SW $\frac{1}{4}$ ; SE $\frac{1}{4}$

EXCEPTING THEREFROM all that portion of Section 6, Township 36 North, Range 59 East, MDB&M, described in Deed from HALLECK CATTLE COMPANY to WESTERN PACIFIC RAILWAY COMPANY recorded June 6, 1906 in Book 29 of Deed Records at Page 76, Elko County, Nevada.

- Section 7: N $\frac{1}{4}$ NE $\frac{1}{4}$ ; Lots 1, 2, 3; E $\frac{1}{4}$ NW $\frac{1}{4}$ ; NE $\frac{1}{4}$ SW $\frac{1}{4}$

VAUGHAN, HULL, COPENHAVER & ZINGALE, LTD.  
ATTORNEYS AND COUNSELORS  
630 IDAHO STREET  
P.O. BOX 1420  
ELKO, NEVADA 89801

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TOWNSHIP 37 NORTH, RANGE 59 EAST, MDB&M

Section 24: That portion of the S½SE¼ which lies southeasterly of the right of way of the Southern Pacific Railway.

Section 25: That portion of Section 25 which lies southeasterly of the right of way of the Southern Pacific Railway, and southeasterly of the Platted Townsite of Deeth.

EXCEPTING the following parcel of land: Commencing at a point 40 feet South and 33 feet East of the Northwest corner of the SW¼SW¼ of Section 25, and running thence East 275 feet; thence South 158 feet, five inches; thence West 275 feet; thence North 158 feet, five inches; to the place of beginning.

Section 26: All of the portion of the SE¼NE¼ lying Southwesterly of the right of way of the Southern Pacific Railway.

Section 32: S½SW¼; SE¼

Section 33: SW¼

TOWNSHIP 37 NORTH, RANGE 60 EAST, MDB&M

Section 19: That portion lying southeasterly of the right of way of the Southern Pacific Railway.

X Section 20: W½W¼; NE¼NW¼

Section 30: W¼; N¼NE¼; SW¼NE¼

EXCEPTING THEREFROM all the mineral ores of every kind and character now known to exist or hereafter discovered upon, within or underlying the above described parcels of land or that may be produced therefrom, including, without limiting the generality of the foregoing, all petroleum, oil, natural gas and products derived therefrom, and excepting all of the rights and easements in said parcels of land granted by the grantors above named doing business under the firm name and style of Marys River Lands, et al., to JOHN N. MARBLE, ROBERT E. MARBLE and WILLIAM B. WRIGHT, respectively, by three separate deeds dated March 30, 1954, recorded in Book 65 of Deed Records, Pages 309, 325, and 347, Elko County, Nevada.

EXCEPTING THEREFROM any portion conveyed to Central Pacific Railroad Company or Western Pacific Railroad Company that may appear of record in the office of the County Recorder of Elko County, Nevada.

FURTHER EXCEPTING THEREFROM all that portion of said land conveyed to the State of Nevada by Deed recorded in Book 28 at Page 276 of Official Records, Elko County, Nevada.

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FURTHER EXCEPTING THEREFROM an undivided one-sixth (1/6) interest of the minerals and ores of every kind and character now known to exist or hereafter discovered upon, within or underlying said land as reserved by PETER E. MARBLE, et al., in Deed recorded December 14, 1973 in Book 188 of Official Records at Page 56, Elko County, Nevada.

FURTHER EXCEPTING THEREFROM an undivided one-tenth (1/10) interest in and to all gas, oil, and mineral rights owned by PRICHARD LAND AND CATTLE COMPANY as conveyed to PETER E. MARBLE, a single man, in Quitclaim Deed recorded October 2, 1975 in Book 219 at Page 320 of Official Records, Elko County, Nevada.

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; 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.

TOGETHER WITH only those water rights decreed to the above described lands or any portion thereof pursuant to the Decree entered in Case 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 Rights of Claimants and Appropriators of the Waters of the Humboldt River Stream System and Tributaries", Proof Number 00601, Pages 90 through 98 inclusive of the Edwards Decree set out in the Blue Book edition of "The Humboldt River Adjudication - 1923-1938" as amended, and in Proof Number 00210, Pages 35 through 37 inclusive of the said Edwards Decree, which said water rights are limited to and specifically described as follows:

VAUGHAN, HULL, COPENHAVER & ZINGALE, LTD.  
ATTORNEYS AND COUNSELORS  
830 DAVIS STREET  
P.O. BOX 1489  
ELKO, NEVADA 89801

BOOK 734 PAGE 549<sup>3</sup>.

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PROOF 00601

	<u>Priority</u>	<u>Harvest</u>	<u>Culture (Acres) Meadow Pasture</u>	<u>Diversified Pasture</u>
Bishop Creek	1883	462.17	12.79	142.36
Mary's River & Bishop Creek	1883	248.37	2.00	69.63
Marys River	1883	20.246	1.682	4.391
	1884	6.090	.971	6.866
	1885	29.815	1.738	7.010
	1886	40.136	4.206	8.160
	1887	8.460		.682
	1889	3.789		.196
	1896	23.969		1.247
	1897	10.395		.372
	1898	25.478		5.937
	1899	34.918		15.013
	1900	3.637		1.595
	1901	12.797	1.403	7.418
	1902	1.687		2.703
	1903	.341		
Subtotal		221.76	10.00	61.59
TOTAL		932.30	24.79	273.58

PROOF 00210

Marys River, Humboldt River, Stevens Creek, Reed Creek and Warm Springs

	<u>Priority</u>	<u>Harvest</u>	<u>Culture (Acres) Meadow Pasture</u>	<u>Diversified Pasture</u>
	1884	275.80	21.30	96.60
	1885	245.10		146.30
	1886	232.50		113.60
	1887	176.40		215.40
	1888	154.00		146.20
	1889	313.00		56.80
	1890	330.50		186.50
TOTAL		1,727.30	21.30	961.40

TOGETHER WITH all oil, gas, minerals, hydrocarbons and geothermal rights that Grantor has in said lands.

VAUGHAN, HULL, COPENHAVER & ZINGALE, LTD.  
ATTORNEYS AND COUNSELORS  
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SUBJECT TO:

1. Any unpaid installments of taxes for fiscal year July 1, 1990 to June 30, 1991, including any secured personal property taxes and any district assessments collected therewith, a lien now due and payable.
2. All conditions, encroachments, planning, codes, laws, zoning, ordinances, restrictions, regulations and leases, if any, which apply to the property.
3. All rights of way, easements, licenses, and privileges which existed as of September 4, 1990, for highways, roads, trails, railroads, canals, dams, diversions, pipelines, ditches, flumes, reservoirs, conduits, pipe, pole, or transmission lines, telephone and communication lines and cables, on, under, over, through or across said lands or any portion thereof.
4. All covenants, conditions, restrictions, reservations, exceptions, and leases existing and of public record in the Elko County Recorder's office as of September 4, 1990.
5. All reservations of oil, gas, petroleum, minerals, coal, sand, gravel, building stone, geothermal resources and other substances made prior to September 4, 1990 by patent and parties other than Grantor.
6. Any liens for Agricultural Use Assessment pursuant to Chapter 361A of Nevada Revised Statutes.
7. The fact that any and all abutter's rights to Interstate Route 80, including access rights appurtenant to said land, have been conveyed to the State of Nevada by Deeds recorded November 2, 1964 in Book 50 of Official Records at Pages 369 and 373, Elko County, Nevada.

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

SIGNED this 27 day of September, 1990.

OLYMPIC NEVADA GENERAL PARTNERSHIP, an Arizona general partnership

By: OLYMPIC MANAGEMENT, INC., an Arizona corporation as Managing General Partner

By: [Signature]  
Title: President

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STATE OF Arizona )  
COUNTY OF Maricopa ) SS.

On Sept 27, 1990, personally appeared before me, a Notary Public, Garry Galt, who acknowledged that he executed said instrument for and on behalf of OLYMPIC NEVADA GENERAL PARTNERSHIP.



Cynthia Freudenberg  
NOTARY PUBLIC

My Commission Expires June 24, 1992

GRANTEES' ADDRESS:

502 W. University St.  
Casa City, NV. 89703

- A.P.N. #07-340-01-1
- #07-110-02-6
- #07-330-07-9
- #07-340-15-1
- #07-560-17-0

297489

FEE 10.00 FILE # 297489  
 FILED FOR RECORD  
 AT REQUEST OF  
 Vaughan, Hull,  
 Openhaver & Zingale  
 '90 OCT -4 P4 29

RECORDED OK 734 PG 547  
 JERRY D. REYNOLDS  
 ELKO CO. RECORDER

297489

VAUGHAN, HULL, OPENHAVER & ZINGALE, LTD.  
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BOOK 734 PAGE 552 6.

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