

ELKO COUNTY

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:

PARCEL 1

TOWNSHIP 42 NORTH, RANGE 58 EAST, MDB&M

Section 20: W $\frac{1}{2}$  SE $\frac{1}{4}$ ; SE $\frac{1}{4}$  SE $\frac{1}{4}$   
Section 21: SW $\frac{1}{4}$  SW $\frac{1}{4}$

416192 X

TOWNSHIP 43 NORTH, RANGE 58 EAST, MDB&M

Section 20: E $\frac{1}{2}$  E $\frac{1}{2}$   
Section 21: NW $\frac{1}{4}$  SW $\frac{1}{4}$ ; SW $\frac{1}{4}$  NW $\frac{1}{4}$

TOWNSHIP 37 NORTH, RANGE 59 EAST, MDB&M

Section 24: E $\frac{1}{2}$  NW $\frac{1}{4}$ ; SW $\frac{1}{4}$ ; NE $\frac{1}{4}$ ; N $\frac{1}{2}$  SE $\frac{1}{4}$ ; that portion of the S $\frac{1}{2}$  SE $\frac{1}{4}$  lying Northwesterly of the right-of-way of the Southern Pacific Railway  
Section 25: All that portion of the NW $\frac{1}{4}$  NE $\frac{1}{4}$ , N $\frac{1}{2}$  NW $\frac{1}{4}$ ; SW $\frac{1}{4}$  NW $\frac{1}{4}$  lying Northwesterly of the right-of-way of the Southern Pacific Railway  
Section 26: All of the portion of the E $\frac{1}{2}$  NE $\frac{1}{4}$  lying Northwesterly of the right-of-way of the Southern Pacific Railroad

EXCEPTING that portion of the SE $\frac{1}{4}$  NE $\frac{1}{4}$  of said Section 26, approximately 59 feet by 200 feet in size conveyed by JOHN E. MARBLE, et ux, to E. V. BLACK by deed dated January 9, 1926 and recorded January 14, 1928 in Book 44 of Deeds at Page 9, Elko County, Nevada;

FURTHER EXCEPTING that certain lot conveyed by JOHN E. MARBLE to W. J. SMILEY by deed dated May 4, 1929 and recorded May 24, 1929 in Book 45 of Deeds at Page 9, Elko County, Nevada.

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TOWNSHIP 38 NORTH, RANGE 59 EAST, MDB&M

Section 26: E½; SE¼ NW¼; NE¼ SW¼

TOWNSHIP 39 NORTH, RANGE 59 EAST, MDB&M

Section 5: Lots 3 and 4; S½ NW¼; SW¼

X TOWNSHIP 37 NORTH, RANGE 60 EAST, MDB&M

Section 19: That portion lying Northwesterly of the right-of-way of the Southern Pacific Railway Company;

EXCEPTING from E½ E½ of Section 24, Township 37 North, Range 59 East, and W½ NE¼; NW¼; N½ SW¼ Section 19, Township 37 North, Range 60 East, MDB&M, the portion thereof referred to as the "GRAVEL PIT FIELD", more particularly described as follows:

Beginning at Corner No. 1, the intersection of fences running Southerly and Easterly and Westerly, from which the accepted Corner to Sections 13 and 24, Township 37 North, Range 59 East, MDB&M, and Sections 18 and 19, Township 37 North, Range 60 East, MDB&M, bears East 150.00 feet, running thence South 1°29' East 2267.66 feet to Corner No. 2; thence North 84°03' East 127.42 feet to Corner No. 3; thence South 0°42'20" East 2238.05 feet to Corner No. 4; thence North 58°48' East 1163.85 feet to Corner No. 5; thence North 54°53'10" East 641.73 feet to Corner No. 6; thence North 61°44' East 317.57 feet to Corner No. 7; thence North 47°03'10" East 270.39 feet to Corner No. 8; thence North 39°21'20" East 78.57 feet to Corner No. 9; thence North 37°50'20" East 316.59 feet to Corner No. 10; thence North 35°16'40" East 298.88 feet to Corner No. 11; thence North 32°40'17" East 283.92 feet to Corner No. 12; thence North 30°55' East 285.33 feet to Corner No. 13; thence North 29°14'50" East 282.13 feet to Corner No. 14; thence North 27°33'20" East 296.06 feet to Corner No. 15; thence North 26°25'20" East 305.45 feet to Corner No. 16; thence North 25°01'10" East 467.80 feet to Corner No. 17; thence North 24°21'40" East 453.52 feet to Corner No. 18; thence North 23°49'20" East 498.85 feet to Corner No. 19; thence North 88°44'50" West 3913.85 feet to Corner No. 1, the Point of Beginning;

EXCEPTING from PARCEL 1 all the minerals and 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

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ELKO COUNTY

the Grantors above named doing business under the firm name and style of MARYS RIVER LANDS, et al., to JOHN H. MARBLE, ROBERT E. MARBLE and WILLIAM B. WRIGHT, respectively, by three separate deeds dated March 30, 1954, as contained in deeds recorded in Book 65 of Deeds, Pages 309 and 325, and Book 65 of Deeds, Page 347, Elko County, Nevada records.

PARCEL 2

TOWNSHIP 41 NORTH, RANGE 58 EAST, MDB&M

Section 3: SE $\frac{1}{4}$  SW $\frac{1}{4}$   
Section 10: NE $\frac{1}{4}$ ; NE $\frac{1}{4}$  NW $\frac{1}{4}$ ; E $\frac{1}{2}$  SE $\frac{1}{4}$

TOWNSHIP 42 NORTH, RANGE 58 EAST, MDB&M

Section 8: W $\frac{1}{2}$  SW $\frac{1}{4}$   
Section 17: W $\frac{1}{2}$  NW $\frac{1}{4}$ ; NW $\frac{1}{4}$  SW $\frac{1}{4}$   
Section 18: NE $\frac{1}{4}$  SE $\frac{1}{4}$   
Section 20: NE $\frac{1}{4}$  SE $\frac{1}{4}$   
Section 21: S $\frac{1}{2}$  N $\frac{1}{2}$  SW $\frac{1}{4}$ ; SE $\frac{1}{4}$  SW $\frac{1}{4}$   
Section 28: NW $\frac{1}{4}$  NW $\frac{1}{4}$   
Section 29: NE $\frac{1}{4}$  NE $\frac{1}{4}$

EXCEPTING FROM PARCEL 2 one-half of the minerals, mineral deposits, oil and gas contained in or upon said land as reserved by ITCAINA LIVESTOCK in deed recorded January 23, 1961 in Book 11 of Official Records at Page 5, Elko County, Nevada.

PARCEL 1

All that real property situate in the Town of Death, County of Elko, State of Nevada, described as follows:

Lots 1, 2, 3, 10, 11, 12, 13, 14, 15, 16, 17, 18 and 19 in Block "A"; Lots 9, 10 and 11 of Block "B"; Lots 1 to 14 inclusive in Block "C"; Lots 1 to 4 inclusive in Block "D"; Lots 1 to 8 inclusive in Block "E"; Lots 1 to 8 inclusive in Block "F"; and Lots 3 and 4 in Block "G" as the same appear upon the Official Map of the Town of Death on file in the office of the County Recorder of the County of Elko, State of Nevada.

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**PARCEL 4**

All that certain real property situate in the County of Elko, State of Nevada, in the Town of Deeth, described as follows:

Beginning at the Northwest Corner No. 1, a point on the South right-of-way of the Southern Pacific Railroad and identical with the Northeast Corner of the KATE GRISWOLD tract in Deeth, Nevada, whence in a Northwesterly direction and along said South boundary of the Southern Pacific Railroad right-of-way 333.5 feet distant is a point designated by a gas pipe 3 feet long driven into the ground alongside a large rock, such point being located at the intersection of the South boundary line of the Southern Pacific Railroad right-of-way with the East side of Section 26, Township 37 North, Range 59 East, MDB&N, and 321.7 feet North of the East one-quarter corner of said Section 26; from Northwest Corner No. 1 so identified, thence 101.0 feet more or less in a Southeasterly direction and at right angles to said Southern Pacific Railroad South Boundary Line to Southwest Corner No. 2, identical with Southeast Corner of the KATE GRISWOLD tract; thence in a Northeasterly direction 59.87 feet more or less to the Southeast Corner No. 3, identical with the South, or triangular Corner of the Jail Lot in Deeth, Nevada; thence Northwesterly a distance of 100 feet at right angles to said Southern Pacific Railroad right-of-way and along the West side of said Jail Lot to Northeast Corner No. 4, identical with the Northwest Corner of said Jail Lot and on the South Boundary Line of said Southern Pacific right-of-way; thence Southwesterly along said Boundary Line 59.87 feet to Corner No. 1, the Place of Beginning.

AND

Beginning at the Southeast Corner of a certain lot conveyed to the GROCK BROS. by J. L. PORTER, thence Westerly 209 feet; thence Southerly 60 feet; thence Easterly 209 feet; thence Northerly 60 feet; along the Starr Valley Wagon Road to the Place of Beginning, said lot being part of a certain lot conveyed by GEO. T. PORTER to ELIZA WILSON, situated near the Northeast Corner of the NE $\frac{1}{4}$  SE $\frac{1}{4}$  of Section 26, Township 37 North, Range 59 East, MDB&N, at the Town of Deeth, Elko County, Nevada.

AND

Beginning at Corner No. 1, the quarter corner between Sections 25 and 26, Township 37 North, Range 59 East, MDB&N; thence West 38.94 feet to Corner No. 2; thence South 3° East 115.50 feet to Corner No. 3; thence West

WILGHAM, HALL & COPENHAVER, LTD.  
ATTORNEYS AND COUNSELORS  
210 CHASE STREET  
P.O. BOX 1422  
ELKO, NEVADA 89801

BOOK 753 PAGE 152 4.

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ELKO COUNTY

174.24 feet to Corner No. 4; thence South 75°10' West to Corner No. 5 at the intersection with the East line or East line extended of land deeded to E. V. BLACK, as recorded at Page 468, Book 35 of Deeds in the office of the County Recorder of Elko County, Nevada; thence North 27°25' West to Corner No. 6, being Corner No. 1 of land deeded to E. V. BLACK referred to above; thence North 62°35' East, parallel to lands deeded to E. V. BLACK, J. W. WEATHERS and FRED KING and 20 feet Southeasterly therefrom to Corner No. 7, a point 30 feet South of the South line of land deeded to DEETH MERCANTILE COMPANY; thence Easterly parallel to the South line of land deeded to the DEETH MERCANTILE COMPANY to Corner No. 8 in the line between Sections 25 and 26 aforesaid; thence South to Corner No. 1, the Place of Beginning. Being the same land deeded by KATE ST. CLAIR to EVA GRISWOLD on January 10, 1925, and recorded in Book 41 of Deeds, Page 541, records of Elko County, Nevada.

AND

Beginning at Corner 50 feet North of the Southeast corner of the tract of land described in a deed from MRS. O. G. CASSIDY to GEORGE T. PORTER, recorded in Book 22 of Deeds, Pages 436-437, Elko County Records, running thence Westerly 209 feet; thence Northerly 59 feet; thence Easterly 209 feet and thence Southerly 59 feet to the Place of Beginning; being the same property as that deeded on September 9, 1895 by GEORGE T. PORTER to A. R. BLEVINS, being all lands of the ESTATE OF JOSEPH F. BERNANRD, deceased, in Deeth, Nevada, whether described herein or not.

AND

Beginning 79 feet South of the Northeast Corner of the NW $\frac{1}{4}$  SE $\frac{1}{4}$  of Section 26, Township 37 North, Range 59 East, MDB&M, being Corner No. 1; thence West 100 feet to Corner No. 2; thence South 50 feet to Corner No. 3; thence East 100 feet to Corner No. 4; thence North 50 feet to the Place of Beginning, being a piece or parcel of land situate in the Town of Deeth, County of Elko, State of Nevada.

AND

Commencing at the quarter corner between Sections 25 and 26, Township 37 North, Range 59 East, MDB&M; thence running North 780 feet to a point which is the intersection on the Northerly right-of-way of the Southern Pacific Company; thence West 567.8 feet West 62°35' to a point; thence running 207.5 feet North 90°

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ELKO COUNTY

to a point; thence running West 50 feet to a point; thence South 207.5 feet to a point; thence 50 feet East to the Point of Beginning.

AND

Beginning at Corner No. 1, a fence corner now in place whence the one-quarter corner between Sections 25 and 26, Township 37 North, Range 59 East, MDB&N bears South 5°32' East 733.80 feet; thence North 62°14' East 152.66 feet to Corner No. 2; thence North 27°46' West 102.44 feet to Corner No. 3, a fence corner; thence South 62°55' West 153.74 feet, along a fence now in place, to Corner No. 4; thence South 28°22' East 104.28 feet along a fence now in place to Corner No. 1, the Place of Beginning.

AND

Commencing at the Southwest Corner of the Deeth Hall Lot in the Town of Deeth, which point is on the North side of the Central Pacific Railway right-of-way, and 200 feet from the center of said railway, from which point the intersection of the North side of the right-of-way and the section line between Sections 25 and 26, Township 37 North, Range 59 East, bears North 62°35' East 138 feet 6 inches distant, and running thence South 62°35' West (and parallel with said railway) 60 feet; thence North 27°25' West 207 feet 5 inches; thence North 62°35' East 60 feet; thence South 27°25' East 207 feet 5 inches to the Place of Beginning.

AND

Beginning at the Southeast Corner of said lot, whence a stake at the intersection of the Northern boundary line of the right-of-way of the Central Pacific Railroad with the line between Sections 25 and 26 in Township 37 North, Range 59 East, MDB&N bears North 62°40' East 198½ feet; thence first course along the North line of said right-of-way South 62°40' West 75 feet; thence second course North 27°20' West 207 5/12 feet; thence third course North 62°40' East 75 feet; thence fourth course South 27°20' East 207 5/12 feet to the Place of Beginning, said stake being 11.70 chains North of the quarter section corner common to said sections.

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ELKO COUNTY

**PARCEL 2**

**TOWNSHIP 17 NORTH, RANGE 59 EAST, MDB&N**

Section 26: SE $\frac{1}{4}$  NW $\frac{1}{4}$

FURTHER EXCEPTING FROM PARCELS 1 and 2 and portion lying within the Town of Deeth.

FURTHER EXCEPTING THEREFROM all that portion of said land conveyed to the STATE OF NEVADA by deed recorded in Book 50 at Page 373 of Official Records, Elko County, Nevada.

FURTHER EXCEPTING FROM PARCELS 1, 2, 3, 4 and 5 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 FROM PARCELS 1, 2, 3, 4 and 5 an undivided 1/10th interest in and to all gas, oil and mineral rights owned by PRITCHARD 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 that Reciprocal Right-of-Way Grant executed by THE UNITED STATES OF AMERICA to OLYMPIC NEVADA GENERAL PARTNERSHIP, an Arizona general partnership, for an access road over a strip of land 30 feet in width described in said Grant, recorded May 29, 1991, 1991 in Book 153 of Official Records at Page 588, 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 rights of the Grantor herein as reserved in Easement Deed to the UNITED STATES OF AMERICA recorded May 29, 1991 in Book 153 of Official Records at Page 583, Elko County, Nevada.

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

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ELKO COUNTY

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 the following:

<u>Application or Permit</u>	<u>Certificate No.</u>	<u>Source</u>
* 1694	221	Stag Creek
** 2132		Stud Creek
* 01303		Bruneau River
* 4442		Bruneau River
8764	7710	Carlson Spring
26264	8248	Carlson Spring & Creek
30631	11046	Well #1
30964	11047	Well #2
30965	11048	Well #3
37823		Warm Spring #1
37824		Warm Spring #2
* 37858		Coyote Spring
37863	11498	Marble Well
2460	222	Itcaina Creek

\* Subject waters located in Columbia Basin and subject to adjudication with Owyhee River Basin.

\*\* Portion appurtenant to said lands. Subject waters located in Columbia Basin and subject to adjudication with Owyhee River Basin.

TOGETHER WITH only those water rights decreed to the above described lands or any portion thereof pursuant to the Decree entered in Case Number 3804 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, which said water rights are limited to and specifically described as follows:

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ELKO COUNTY

**PROOF 00691**

Source	Priority	Harvest	Culture (Acres) Meadow Pasture	Diversified Pasture
Bishop Creek	1883	82.45		10.66
Marys River	1883	35.832	5.888	28.909
	1884	10.780	3.400	45.205
	1885	52.767	6.084	46.158
	1886	71.036	14.721	53.728
	1887	14.973		4.489
	1889	6.707		1.291
	1896	42.422		8.209
	1897	18.399		2.447
	1898	45.092		39.092
	1899	61.801		98.847
	1900	6.437		10.501
	1901	22.650	4.897	48.840
	1902	2.987		17.798
	1903	.602		
		474.942	34.990	416.174

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

**SUBJECT TO:**

1. All conditions, encroachments, planning, codes, laws, zoning, ordinances, restrictions, regulations and leases, if any, which apply to the property.
2. 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.
3. 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.
4. A dedication for Public Road, being Elko County Highway 747 as described in Quitclaim Deed to COUNTY OF ELKO recorded May 29, 1991 in Book 753 of Official Records at Page 537, Elko County, Nevada.

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5. An offer to grant an easement over a strip of land 80 feet in width described in document executed by OLYMPIC NEVADA GENERAL PARTNERSHIP, an Arizona general partnership, recorded May 29, 1991 in Book 753 of Official Records at Page 577, Elko County, Nevada.

6. Easement deed for an existing road over a strip of land 66 feet in width described in document executed by OLYMPIC NEVADA GENERAL PARTNERSHIP, an Arizona general partnership, recorded May 20, 1991 in Book 753 of Official Records at Pages 593 and     , Elko County, Nevada.

7. 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.

8. Any liens for Agricultural Use Assessment pursuant to Chapter 361A of Nevada Revised Statutes.

9. 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 Page 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 29th day of May, 1991.

OLYMPIC NEVADA GENERAL PARTNERSHIP  
An Arizona General Partnership

By: OLYMPIC MANAGEMENT, INC.,  
An Arizona Corporation as  
Managing General Partner

By: [Signature]  
GARY V. GOETT, President

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STATE OF Nevada )  
COUNTY OF ELKO ) ss.

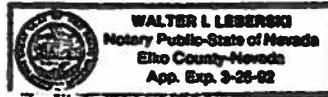
On May 29, 1991 personally appeared before me, a Notary Public, GARRY V. GOETT, personally known (or proved) to me to be the person whose name is subscribed to the above instrument, who acknowledged that he executed the instrument.

Walter L. Leberski  
NOTARY PUBLIC

GRANTEE'S ADDRESS:

TABOR CREEK CATTLE CO.

502 W. Business St  
Carson City, NV 89701



A.P.N. 07-160-01-1, et al.  
03-101-09-0, et al.

INDEXED

FEE 15 <sup>00</sup> FILE # 306631  
FILED FOR RECORD  
AT REQUEST OF

First American Title Co. Of Nev.  
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RECORDED BY 753 PG. 629  
JERRY D. REYNOLDS  
ELKO CO. RECORDER

306631

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ELKO, NEVADA 89601

BOOK 753 PAGE 630 11.