

ELKO COUNTY

WHEN RECORDED MAIL TO GRANTEE HEREIN

GRANT DEED

FOR CONSIDERATION RECEIVED, YOLE TOMERA, Trustee of the Testamentary Trust contained in the Last Will and Testament of EDWARD V. TOMERA, Grantor, grants, bargains and sells to KATHLEEN and KEVIN TOMERA, a partnership composed of KATHLEEN M. TOMERA, a widow, and KEVIN B. TOMERA, a single man, Grantee, and to its successors and assigns, forever, the property located in the County of Elko, State of Nevada, described as follows:

PARCEL I - EUREKA LIVESTOCK LANDS:

Township 31 North, Range 53 East, MDB&M

- Section 19: All
- Section 29: All
- Section 31: Lots 1, 2 and 3
- Section 33: N $\frac{1}{2}$ NE $\frac{1}{4}$; W $\frac{1}{2}$
- Section 35: All

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EXCEPTING FROM PARCEL I from each and every parcel of land above described all petroleum, oil, natural gas and products derived therefrom, within or underlying said lands or that may be produced therefrom, and all rights thereto, together with the exclusive right at all times to enter upon or in said land to prospect for, and to drill for, recover and remove the same, as reserved by the Southern Pacific Land Company, a corporation, by deeds of record, itself and its successors and assigns.

FURTHER EXCEPTING FROM PARCEL I herein, an undivided one-half (1/2) interest in and to any and all other mineral rights in said lands, together with the right to enter on said lands to prospect for, recover and remove the same as reserved in Deed executed by Oscar Rudnick, et ux, et al., recorded in Book 69 of Deeds at Page 25, in the Office of the County Recorder of Elko County, Nevada.

EL-43655-PIA

PARCEL II - CORD EXCHANGE:

Township 31 North, Range 53 East, MDB&M

- Section 25: All
- Section 26: S $\frac{1}{2}$ SE $\frac{1}{4}$; NE $\frac{1}{4}$ SE $\frac{1}{4}$; SE $\frac{1}{4}$ SW $\frac{1}{4}$
- Section 27: All

(D)

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Township 31 North, Range 54 East, MDB&M

Section 7: W $\frac{1}{2}$
Section 19: All
Section 31: That portion lying westerly of
the BLM allotment fence and
containing 400 acres, more or
less

EXCEPTING FROM all of Parcel II, except
Section 26, Township 31 North, Range 53 East,
MDB&M, all petroleum, oil, natural gas and
products derived therefrom, and all rights
thereto, together with the exclusive right at
all times to enter upon or in said lands to
prospect for and to drill for, recover and
remove the same as reserved in Deed executed
by Southern Pacific Land Company, recorded in
Book 56 of Deeds at Page 397 in the Office of
the County Recorder of Elko County, Nevada.

PARCEL III - UNITED STATES EXCHANGE LANDS:

Township 31 North, Range 53 East, MDB&M

Section 36: All

EXCEPTING THEREFROM all minerals in Parcel IV,
together with the right to prospect for, mine
and remove the same as authorized by the
provisions of Section 8 of the Act of June 28,
1934 (48 Stat. 1269) as amended by Section 3
of the Act of June 26, 1936 (49 Stat. 1976) as
reserved in Patent issued by the United States
of America recorded in Book 76 of Official
Records at Page 55, in the Office of the
County Recorder of Elko County, Nevada.

TOGETHER WITH all buildings, fences and other
improvements situate on Parcels I, II and III.

TOGETHER WITH all and singular the tenements,
hereditaments, easements and appurtenances
thereunto belonging or in anywise apper-
taining, and the reversions, remainders,
rents, issues and profits thereof.

TOGETHER WITH all rights, privileges,
preferences, licenses, leases and permits to
graze livestock upon the public lands

ELKO COUNTY

administered by the United States Department of the Interior, Bureau of Land Management, within that area defined by the Bureau of Land Management as the Dixie Flat Allotment, less the White Hills Field, being currently recognized as 2,276 a.u.m.'s, of which 768 a.u.m.'s are suspended preference and 1,508 a.u.m.'s are active preference, together with all range improvements in which Seller has an interest within said Dixie Flat Allotment.

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 and used by Grantor within that area of use defined by the Bureau of Land Management as the Dixie Flat Allotment less the White Hills Field; including but not limited to those decreed to said 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 Stream System and Tributaries"; Proof Number 00676, set out in the Blue Book edition of "The Humboldt River Adjudication - 1923-1938"; all applications, proofs, permits, maps and certificate 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.

RESERVING FROM PARCELS I, II AND III, unto YOLE N. TOMERA, Trustee of the Testamentary Trust of the Last Will and Testament of Edward V. Tomera, her successors and assigns, all right, title, interest and estate in and to all coal, oil, oil shales, gas, minerals and geothermal resources of every kind, nature and description, and their by-products, existing

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upon, beneath or within the above-described lands or any portion thereof, with all royalties, rents, and other consideration for such right, title, interest and estate reserved and all leases and other disposal thereof, including the right to use so much of the surface thereof and the subsurface thereof as may be reasonably required to prospect for, locate, develop, mine, drill, extract, produce, process, utilize, unitize, sell, market, remove and transport the same.

SUBJECT TO:

- A. All valid rights-of-way and easements for roads, trails, canals, ditches, dams, diversions, flumes, conduits, pipe or transmission lines, or other purposes, in, under, over, through or across said premises.
- B. All zoning, planning and other governmental rules, regulations, laws and ordinances affecting the property.
- C. Accrued taxes not yet delinquent.
- D. Agricultural use property tax assessment under the so-called "Greenbelt" agricultural property tax law of Nevada.
- E. All reservations, restrictions, valid rights-of-way, easements and encroachments, if any, affecting the property of record as of the date hereof.
- F. Any valid mining claims, mill site, or tunnel claims on the property.

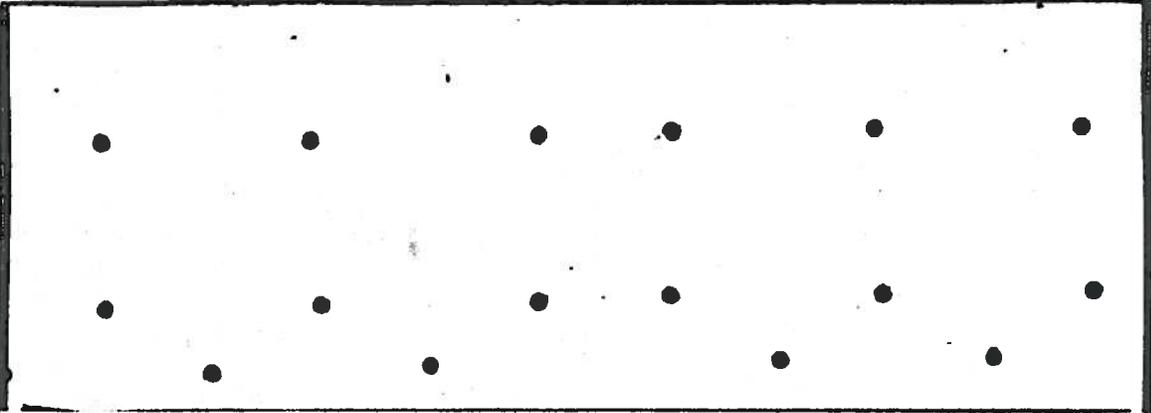
TO HAVE AND TO HOLD the property with the appurtenances to the Grantee and its successors and assigns, forever.

SIGNED this 26th day of June, 1992.

GRANTOR:

Yole Tomera
YOLE TOMERA, Trustee of the
Testamentary Trust Contained
in the Last Will and Testament
of EDWARD V. TOMERA

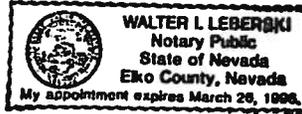
ELKO COUNTY



STATE OF NEVADA)
) ss.
COUNTY OF ELKO)

On June 26, 1992 personally appeared before me, a Notary Public, YOLE TOMERA, personally known (or proved) to me to be the person whose name is subscribed to the above instrument, who acknowledged that she executed the instrument.

Walter L. Leberowski
NOTARY PUBLIC



GRANTEE'S ADDRESS:

Pine Valley
Carlin, Nevada 89822

A.P.N. ALL OF 05-260-02-1
ALL OF 05-480-02-5
ALL OF 05-260-03-9
ALL OF 05-260-05-4

CERTIFICATION OF COPY
STATE OF NEVADA)
COUNTY OF ELKO) ss.
I, JERRY D. REYNOLDS, the duly elected and qualified Recorder of Elko County, in the State of Nevada, do hereby certify that this is a true, full and correct copy of the instrument now on record in this office. IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of my office, in Elko, Nevada this

1st day of April A.D. 1993
JERRY D. REYNOLDS, COUNTY RECORDER
By Brek Jensen Deputy
(SEAL)

FEE 9.00 FILE # 322991
FILED FOR RECORD
AT REQUEST OF
Frontier Title Co. INDEXED
92 JUN 30 P2:43
RECORDED BY 788 TO 764
JERRY D. REYNOLDS
ELKO CO. RECORDER

322991
VAUGHAN & FULL, LTD.
ATTORNEYS AND COUNSELORS
LAW OFFICE CENTER
530 IDAHO STREET
P.O. BOX 1420
ELKO, NEVADA 89801