

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made and entered into this 17th day of June, 1993, by and between JOHN P. CARROLL, an unmarried man, of Elko County, Nevada, First Party, and DEAN H. HERMAN, an unmarried man of Elko County, Nevada, and TERRY L. HERMAN, a married man, of the same place, Second Parties,

WITNESSETH:

That the said First Party, for and in consideration of the sum of TEN DOLLARS (\$10.00), lawful money of the United States of America, to him in hand paid by the said Second Parties, and other good and valuable consideration, receipt whereof is hereby acknowledged, do by these presents grant, bargain, sell and convey unto the said Second Parties, as joint tenants with right of survivorship and not as tenants in common, and to the assigns of said Second Parties, and to the survivor of them, and to the heirs, executors, administrators and assigns of the survivor, all that certain real property situate in the County of Elko, State of Nevada:

Township 33 North, Range 58 East, MDB&M

Section 18: NW¼

Beginning at the W¼ corner of said Section 18 as shown on the Parcel Map for John P. Carroll recorded in the Office of the Elko County Recorder at File No. 335501;

thence, South 89°17'13" East, a distance of 806.67 feet to the SW corner of Parcel "D" as shown on said Parcel Map for John P. Carroll;

thence, North 00°00'00" East, along the westerly boundary of said Parcel "D", a distance of 1695.26 feet to Corner No. 1, the Point of Beginning, said corner being the NW corner of said Parcel

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"D" and a corner on the westerly boundary of Parcel "C" as shown on said Parcel Map for John P. Carroll;

thence, North 00°00'00" East, along the westerly boundary of said Parcel "C", a distance of 1036.15 feet to Corner No. 2, a point on an existing fence lying at the approximate location of the north line of said Section 18 as shown on the Record of Survey of the NW¼ of Section 18, T. 33 N., Range 58 E., MDB&M, recorded in the Office of the Elko County Recorder at File No. 69442;

thence, South 88°52'01" East, along said existing fence line, a distance of 808.31 feet to Corner No. 3, the NE corner of said Parcel "C";

thence, South 00°01'57" West, along the easterly boundary of said Parcel "C", a distance of 1020.63 feet to Corner No. 4, the NE corner of the Campsey/Sheehan Parcel shown on said Parcel Map for John P. Carroll;

thence, North 89°58'03" West, along the northerly line of said Campsey/Sheehan Parcel and along the northerly line of said Parcel "D", a distance of 807.57 feet to Corner No. 1, the Point of Beginning.

Said parcel contains an area of 19.073 acres, more or less.

TOGETHER WITH all improvements situate thereon.

TOGETHER WITH the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TOGETHER WITH all water, water rights, rights to the use of water, dams, ditches, canals, pipelines, reservoirs, wells and all other means for the diversion or use of water appurtenant to the said property or any part thereof, or now or hereafter used or enjoyed in connection therewith, for irrigation, stockwatering, domestic or any other use, or for the drainage of all or any part of said lands, including, but without limitation thereto, the water adjudicated as appurtenant to the said property or any part thereof by any pertinent decree of that certain proceeding 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 its Tributaries", being Civil Action No. 2804 in the Sixth Judicial District Court of the State of Nevada, in and for the County of Humboldt.

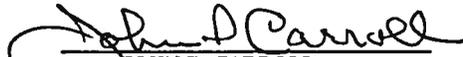
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TO HAVE AND TO HOLD the said premises, together with the appurtenances,
unto the said Second Parties, as joint tenants and not as tenants in common, and to the survivor
forever.

IN WITNESS WHEREOF, the said First Party has hereunto set his hand as of
the day and year first hereinabove written.



JOHN P. CARROLL

SPOUSAL JOINDER

The undersigned spouse of TERRY L. HERMAN, hereby joins in this instrument
to acknowledge that the above described property is the sole and separate property of TERRY
L. HERMAN, and that he has and claims no community property interest therein.

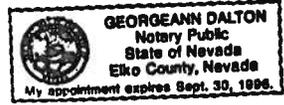
DATED: 6-17-93

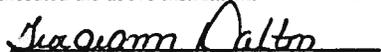


JUDY HERMAN

STATE OF NEVADA,)
) SS.
COUNTY OF ELKO.)

On June 17, 1993, personally appeared before me, a Notary Public, JUDY
HERMAN, personally known (or proved) to me to be the person whose name is subscribed to
the above instrument who acknowledged that he executed the above instrument.



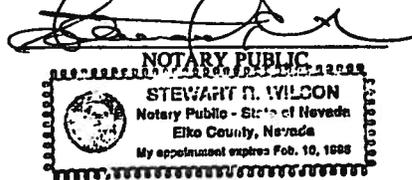


NOTARY PUBLIC

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STATE OF NEVADA,)
) SS.
COUNTY OF ELKO.)

On June 17, 1993, personally appeared before me, a Notary Public, JOHN P. CARROLL, personally known (or proved) to me to be the person whose name is subscribed to the above instrument who acknowledged that he executed the above instrument.



Mailing address for Grantees:

Dean H. Herman
Lamoille, NV 89828

Assessor's Parcel #07-080-955

Mail Tax Bill To:
Box 24
Elko, Nv 89803

9060881.jm

INDEXED

FEE 8.00 FILE # 338625
FILED FOR RECORD
AT REQUEST OF
Dean H. Herman
93 JUN 17 P2:10

RECORDED ON 821 P. 352
JERRY D. REYNOLDS
ELKO CO. RECORDER

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