

ELKO COUNTY

4282650S

421029

GRANT, BARGAIN & SALE DEED

FOR THE CONSIDERATION of TEN DOLLARS (\$10.00), and other valuable consideration, the receipt of which is acknowledged, SHIRLEY ANNE DORSA, Successor Trustee under Revocable Trust of Stephen Willard Dorsa and Shirley Anne Dorsa, dated March 27, 1980, as to an undivided 1/3 interest; PAUL E. FIDDES and HARRIET M. FIDDES, Trustees of the Paul E. Fiddes and Harriet M. Fiddes 1992 Revocable Trust, and CATHERINE EBERT, Successor Trustee as to an undivided 1/3 interest; herein referred to as Grantors, do hereby grant, bargain and sell to THOMAS F. EBERT and NANCY E. EBERT, as trustees, or successor trustee, of the Ebert Family Trust, UDT, dated July 11, 1997, as community property with right of survivorship, whose address is 1000 San Bruno Avenue, Morgan Hill, CA 95037, herein referred to as Grantees, and their assigns, and the heirs and assigns of the survivor, forever, the property and premises located in the County of Elko, State of Nevada, described as follows:

The land referred to herein is situated in the State of Nevada, County of Elko, City of Elko described as follows:

Parcel Nos. 1, 3 and 4, as shown on Parcel Map for TOM and NANCY EBERT, filed in the office of the County Recorder of Elko County on July 1, 1997, as File No. 409329, located in a portion of the SW1/4 of Section 19, Township 33 North, Range 58 East, M.D.B.&M.

EXCEPTING THEREFROM an undivided one-half interest in and to all oil, gas, petroleum, naphtha, other hydrocarbon substances and minerals of whatsoever kind and nature in, upon or beneath the property herein described, as reserved by THE FEDERAL LAND BANK OF BERKELEY in deed recorded December 1, 1939, in Book 49, Page 693, Deed Records, Elko County, Nevada.

TOGETHER WITH water rights in the SE1/4 SW1/4, Section 19, T.33N., R.58E., more or less, 4.10 acres with a priority date of 1905 - Humboldt River Proof 00401.

TOGETHER WITH a water right under Proof 00408, being 2.89 acres, more or less, with a priority date of 1896. This is located in the NE1/4 SW 1/4 of Section 19, T.33N., R.58E. Point of Diversion, W.R. Bellinger ditches, Source Lamaille Creek.

ELKO COUNTY

TOGETHER WITH all buildings and improvements thereon.

SUBJECT TO all taxes and other assessments, reservations, exceptions, and all easements rights of way, liens, contracts, leases, surveys, covenants, conditions and restrictions, as may appear of record.

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

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

IN WITNESS WHEREOF, the Grantors have signed this deed this 27th day of October, 1997.

Shirley Anne Dorsa T.T.E.
SHIRLEY ANNE DORSA, Successor Trustee
under Revocable Trust of Stephen
Willard Dorsa and Shirley Anne Dorsa,
dated March 27, 1980

Paul E. Fiddes
PAUL E. FIDDES, Trustee of the
Paul E. Fiddes and Harriet M. Fiddes
1992 Revocable Trust

Harriet M. Fiddes
HARRIET M. FIDDES, Trustee of the
Paul E. Fiddes and Harriet M. Fiddes
1992 Revocable Trust

Catherine Ebert
CATHERINE EBERT, Successor Trustee



ELKO COUNTY

STATE OF CALIFORNIA)
COUNTY OF Santa Clara) ss.

On 3 Jan, 1997, personally appeared before me, a Notary Public, SHIRLEY ANNE DORSA, who acknowledged that she executed the above instrument.



[Signature]
NOTARY PUBLIC
My Commission Expires: 5 Jan 2000

STATE OF CALIFORNIA)
COUNTY OF _____) ss.

On _____, 1997, personally appeared before me, a Notary Public, PAUL E. FIDDES, who acknowledged that he executed the above instrument.

NOTARY PUBLIC
My Commission Expires: _____

STATE OF CALIFORNIA)
COUNTY OF _____) ss.

On _____, 1997, personally appeared before me, a Notary Public, HARRIET M. FIDDES, who acknowledged that she executed the above instrument.

NOTARY PUBLIC
My Commission Expires: _____

STATE OF CALIFORNIA)
COUNTY OF _____) ss.

On _____, 1997, personally appeared before me, a Notary Public, CATHERINE EBERT, who acknowledged that she executed the above instrument.

NOTARY PUBLIC
My Commission Expires: _____

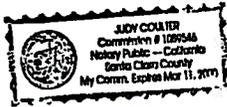
Parcel Number: APN 007-080-034
Grantees' Address: 1000 San Bruno Avenue
Morgan Hill, CA 95037

ELKO COUNTY

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of Santa Clara
On Oct. 8, 1997 before me, Judy Coulter Notary Public
(Name and Title of Officer (e.g., "Jane Doe, Notary Public"))
personally appeared Paul E. Fiddes and Harriet M. Fiddes
(Name(s) of Signer(s))

personally known to me - OR - proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) he are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Judy Coulter
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Trust Agreement & Sale Deed

Document Date: _____ Number of Pages: 3

Signer(s) Other Than Named Above: none at time of signing

Capacity(ies) Claimed by Signer(s)

Signer's Name: Paul E. Fiddes

- Individual
- Corporate Officer
- Title(s): _____
- Partner -- Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer is Representing: _____

Signer's Name: Harriet M. Fiddes

- Individual
- Corporate Officer
- Title(s): _____
- Partner -- Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer is Representing: _____

ELKO COUNTY

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of CALIFORNIA
County of SANTA CLARA

On December 16 1997 before me, Vickie L. SHEHAN, Notary Public
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")
personally appeared Catherine Ebert
Name(s) of Signer(s)

Personally known to me - OR - proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Vickie L. Shehan
Signature of Notary Public



OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Grant, Bargain & Sale Deed

Document Date: 10/8/97 Number of Pages: 3

Signer(s) Other Than Named Above: none at time of signing

Capacity(ies) Claimed by Signer(s)

Signer's Name: Catherine Ebert

- Individual
- Corporate Officer
- Title(s): _____
- Partner — Limited General
- Attorney-in-Fact
- Trustee SUCCESSOR
- Guardian or Conservator
- Other: _____



Signer Is Representing:

Signer's Name: _____

- Individual
- Corporate Officer
- Title(s): _____
- Partner — Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing:

ELKO COUNTY

INDEXED

FEE 2.00 FILE # 424029
REQUEST OF

First American Title Co. Of Nev.

98 MAR 11 PM 3: 31

BY 1036 Pg. 597
JERRY D. REYNOLDS
ELKO CO. RECORDER

BOOK 1036 PAGE 602