ELKO COUNTY

446153

WHEN RECORDED RETURN TO:
Wilson and Barrows, Ltd.
442 Court Street
Elko, Nevada 89801

ASSESSOR'S PARCEL NO.:

077-01-0015
077-01-0016

EXEMPT NRS 375.090 #8

GRANT, BARGAIN AND SALE DEED

FOR VALUE RECEIVED the undersigned Grantors hereby grant, bargain and sell all right, title and interest in and to the following property in the County of Elko, State of Nevada, to the following Grantees:

Grantors:	Calton M. Lewis and Carole E. Lewis, husband and wife
Address:	HC 30, Box 197-1 Elko, Nevada 89801
Grantees:	Calton M. Lewis and Carole E. Lewis, as Trustees of the Lewis Family Trust
Address:	HC 30, Box 197-1 Elko, Nevada 89801
Taking title as:	Co-Trustees
Estate conveyed:	Fee simple

Legal description of property conveyed:

(See Exhibit A attached hereto and made a part hereof.)

GRANTORS:

DATED: June 11, 1999

Calton M. Lewis
Calton M. Lewis

Carole E. Lewis
Carole E. Lewis

WILSON AND BARROWS, LTD.
ATTORNEYS AT LAW
442 Court St.
ELKO, NEVADA 89801

1102 818

29

ELKO COUNTY

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

On this 11th day of June 1999, personally appeared before me, a notary public, in and for Elko County, Nevada, Calton M. Lewis and Carole E. Lewis, known (or proved) to me to be the persons whose names are subscribed to the above instrument.

NOTARY PUBLIC

STEWART R. WILSON
Notary Public
State of Nevada
Elko County, Nevada
92-0524-6
My appointment expires February 10, 2000.

99060701.las
June 11, 1999

EXHIBIT A

PARCEL 1:

A parcel of land located in the E½ of Section 34 and the W½ of Section 35, T 33 N, R 55 E, MDM, more particularly described as follows:

Commencing at the NW corner of said Section 35, thence S 2°46'27" W 1311.57 feet along the East Boundary of said Section 34 to a point, thence N 89°21'03" W 1327.42 feet to a point thence S 2°24'46" W 987.40 feet to Corner No. 1, the Point of Beginning,

Thence N 73°05'14" E 2178.87 feet to Corner No. 2 being a point on the centerline of Hamilton Stage Road,

Thence S 16°54'46" E 320.00 feet along the said centerline of Hamilton Stage Road to Corner No. 3,

Thence from a tangent bearing S 16°54'46" E, a curve to the left with a radius of 500.00 feet through a central angle of 18°00'27" for an arc length of 157.14 feet along the said centerline of Hamilton Stage Road to Corner No. 4,

Thence S. 55°04'47" W, 2182.81 feet to Corner No. 5,

Thence N 32°43'11" W 869.96 feet to Corner No. 6, being a point common with the NE Corner of Parcel 12, Block J,

Thence N 2°24'46" E 330.92 feet to Corner No. 1 the point of beginning containing 42.040 acres more or less.

Said parcel being known as Parcel 15 in Block J of the amended record of Survey Map for WESTERN HILLS as recorded in the Office of the County Recorder of Elko County, Nevada, on February 25, 1975, File No. 89139.

TOGETHER WITH a portion of those certain water rights set forth in the Bartlett Decree defining the rights of George Clayton to the waters of Ten Mile Creek, Proof No. 00689, being action No. 2804, "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" in the Sixth Judicial District Court of the State of Nevada, in and for the County of Humboldt, which water rights and point of diversion for said water rights are more particularly described as follows:

Year Priority	Harvest	Year Priority	Diversified
1892	4.19	1897	1.31
1897	24.05	1898	4.84
1905	7.25		

THE POINT of diversion from Ten Mile Creek, the area of use for said water and the ditches to be used for the distribution of said water, for said water rights shall be as shown on a map filed in the Office of the State of Nevada, Division of Water Resources, Elko, Nevada, Office.

PARCEL 2:

A parcel of land located in the NE¼ of Section 34, and the NW¼ of Section 35, T 33 N, R 55 E, MDM, more particularly described as follows:

Beginning at the NW Corner of said Section 35, being Corner No. 1 the point of beginning.

Thence South 89°08'55" E 113.76 feet along the North boundary of said Section 35 to Corner No. 2, being a point on the centerline of Hamilton Stage Road,

Thence S 46°20'42" E 189.19 feet along the said centerline of Hamilton Stage Road to Corner No. 3,

Thence from a tangent bearing S 46°20'42" E, a curve to the right with a radius of 500.00 feet through a central angle of 17°34'27" for an arc length of 153.36 feet along the said centerline of Hamilton Stage Road to Corner No. 4,

Thence S. 28°46'15" E 85.85 feet along the said centerline of Hamilton Stage Road to Corner No. 5,

Thence from a tangent bearing S 28°46'15" E a curve to the right with a radius of 300.00 feet through a central angle of 23°33'44" for an arc length of 123.37 feet along the said centerline of Hamilton Stage Road to Corner No. 6,

Thence S 5°12'31" E 460.53 feet along the said centerline of Hamilton Stage Road to Corner No. 7,

Thence from a tangent bearing S 5°12'31" E a curve to the left with a radius of 1200.00 feet through a central angle of 8°45'04" for an arc length of 183.27 feet along the said centerline of Hamilton Stage Road to Corner No. 8,

Thence S 13°57'35" E 94.01 feet along the said centerline of Hamilton Stage Road to Corner No. 9,

Thence from a tangent bearing S 13°57'35 " E a curve to the left with a radius of 5000.00 feet through a central angle of 2°57'11" for an arc length of 257.70 feet along the said centerline of Hamilton Stage Road to Corner No. 10,

Thence S 16°54'46" E, 233.14 feet along the said centerline of Hamilton Stage Road to Corner No. 11,

Thence S 73°05'14" W 2178.87 feet to Corner No. 12, a point of being common with the NW Corner of Parcel 15 Block J,

Thence N 2°24'46" E 987.40 feet to Corner No. 13,

Thence S 89°21'03 " E 1327.42 feet to Corner No. 14,

Thence N 2°46'27" E 1311.57 feet to Corner No. 1, the Point of Beginning containing 44.086 acres more or less.

Said parcel being known as Parcel 16 in Block J of the amended record of Survey Map for WESTERN HILLS as recorded in the Office of the County Recorder, Elko County, Nevada, on February 25, 1975, File No. 89139.

TOGETHER WITH a portion of those certain water rights set forth in the Bartlett Decree

ELKO COUNTY

defining the rights of George Clayton to the waters of Ten Mile Creek, Proof No. 00689, being action No. 2804, "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" in the Sixth Judicial District Court of the State of Nevada, in and for the County of Humboldt, which water rights and point of diversion for said water rights are more particularly described as follows:

Year Priority	Harvest	Year Priority	Diversified
		1898	13.79

THE POINT of diversion from Ten Mile Creek, the area of use for said water and the ditches to be used for the distribution of said water, for said water rights shall be as shown on a map filed in the Office of the State of Nevada, Division of Water Resources, Elko, Nevada, Office.

TOGETHER WITH any and all improvements situate thereon.

TOGETHER WITH all range permits and leases for which the above described property is base, or which are using in conjunction with the above described property.

TOGETHER WITH the following described personal property:

Item No. 1:

All livestock owned by the Trustors.

Item No. 2:

All of Trustors' brands for the above livestock.

Item No. 3:

All vehicles, machinery, equipment, tools and other personal property owned by the Trustors and used in conjunction with the above described real property.

99050121.jas
May 21, 1999

INDEXED
FEE 12.00 FILE# 446153
REQUEST OF
Wilson & Barrows
99 JUN 15 AM 9:00
1102 808
DAN W. REYNOLDS
ELKO CO. RECORDER

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