

JUN 14 '99 12:34PM TITLE SERVICES ESC

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Order No. TSF-8138 JC
Document Transfer Tax \$65.00

Mail Tax Bill to Grantee:
RUBY PARTNERS LLC

446627

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged

ALBERT E. HERRIGAN, JR. and CAROL HOWES, husband and wife

do (es) hereby GRANT, BARGAIN and SELL TO

RUBY PARTNERS, LLC, a Nevada LLC

the real property situate in the County of Elko, State of Nevada, described as follows:

See Exhibit "A" attached hereto and incorporated herein by reference

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

DATED 6-14-99

RONALD T. SANTA, CHARTERED
Attorney at Law
30 Broadway—P.O. Box 858
Yreka, Nevada 89447
Telephone (702) 463-3371

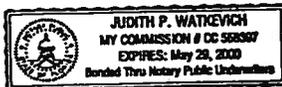
[Signature]
ALBERT E. HERRIGAN, JR.

[Signature]
CAROL HOWES

STATE OF Florida
COUNTY OF Collier ss.

On 6-14-99 personally appeared before me, a Notary Public (or Judge or other authorized person, as the case may be), ALBERT E. HERRIGAN, JR. and CAROL HOWES who acknowledged to me that they executed the within instrument.

[Signature]
Notary Public



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006-520 043
045

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ALBERT E. HERRIGAN, JR.
(Individual)

EXHIBIT 'A'

PARCEL 1:

Parcel A of the RUBY HOME RANCH SUBDIVISION, UNIT NO. 1, according to the Official Map thereof, filed in the office of the County Recorder of Elko County, State of Nevada, on May 18, 1995, as File Number 368045.

PARCEL 2:

TOWNSHIP 33 NORTH, RANGE 57 EAST, MDB&M

SECTION 11: All

SECTION 13: W 1/2

SECTION 14: All, excepting from Section 14, that Parcel shown as Parcel 1, on Parcel Map for Alfred J. and Ceasar Salicchi and Giuliana Murphy, filed in the office of the County Recorder of Elko County, Nevada, on September 19, 1988, as File No. 261869.

SECTION 23: A parcel of land situate in the SE 1/4 SE 1/4 commencing at the corner common to Sections 23, 24, 25 and 26 of Township 33 North, Range 57 East, herein called Corner No. 1;

Thence West along the Section Line common to Sections 23 and 26, 720 feet to Corner No. 2;

Thence due North 120 feet to Corner No. 3;

Thence Northeasterly to a point on the Section Line common to Sections 23 and 24, 350 feet North to Corner No. 1, being Corner No. 4;

Thence South 350 feet to Corner No. 1, the Point of Beginning.

SECTION 24: W 1/2

EXCEPTING THEREFROM Parcel No. 1, as shown on Parcel Map for Alfred J. Salicchi, CEASAR E. SALICCHI, AND GIULIANA MURPHY, filed in the office of the County Recorder of Elko County on October 10, 1994, as File No. 358998.

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FURTHER EXCEPTING THEREFROM:

PARCEL B

A parcel of land located in Section 14, Township 33 North, Range 57 East, M.D.B.&M., Elko County, Nevada, more particularly described as follows:

Commencing at the southeast corner of said Section 14;

Thence North $89^{\circ}54'59''$ West, along the Southerly boundary of said Section 14, a distance of 134.56 feet to a point;

Thence North $53^{\circ}56'03''$ West, a distance of 153.59 feet to a point;

Thence North $76^{\circ}58'08''$ West, a distance of 716.44 feet to Corner No. 1, the Point of Beginning;

Thence North $76^{\circ}58'08''$ West, a distance of 1.70 feet to Corner No. 2;

Thence North $79^{\circ}50'15''$ West, a distance of 115.29 feet to Corner No. 3;

Thence North $84^{\circ}28'03''$ West, a distance of 302.90 feet to Corner No. 4;

Thence North $78^{\circ}44'25''$ West, a distance of 530.77 feet to Corner No. 5;

Thence North $15^{\circ}43'05''$ East, a distance of 1938.77 feet to Corner No. 6;

Thence South $74^{\circ}16'55''$ East, a distance of 969.47 feet to Corner No. 7;

Thence South $23^{\circ}22'19''$ West, a distance of 621.80 feet to Corner No. 8;

Thence South $13^{\circ}01'52''$ West, a distance of 1217.79 feet to Corner No. 1, the Point of Beginning.

ALSO FURTHER ACCEPTING THEREFROM:

PARCEL C

A parcel of land located in Section 14, Township 33 North, Range 57 East, M.D.B.&M., Elko County, Nevada more particularly described as follows:

Commencing at the southeast corner of said Section 14;

Thence North $89^{\circ}54'59''$ West, along the southerly boundary of said Section 14, a distance of 134.56 feet to a point;

Thence North $53^{\circ}56'03''$ West, a distance of 153.59 feet to a point;

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Thence North 76°58'08" West, a distance of 718.14 feet to a point;
Thence North 79°50'15" West, a distance of 115.29 feet to a point;
Thence North 84°28'03" West, a distance of 302.90 feet to a point;
Thence North 78°44'25" West, a distance of 530.77 feet to Corner No. 1, the Point of Beginning;
Thence North 78°44'25" West, a distance of 739.67 feet to Corner No. 2;
Thence North 86°18'29" West, a distance of 355.19 feet to Corner No. 3;
Thence North 17°00'56" West, a distance of 495.65 feet to Corner No. 4;
Thence North 73°23'11" West, a distance of 603.84 feet to Corner No. 5;
Thence North 19°22'32" East, a distance of 1391.66 feet to Corner No. 6;
Thence North 00°01'54" West, a distance of 1500.00 feet to Corner No. 7;
Thence North 06°39'24" East, a distance of 979.24 feet to Corner No. 8;
Thence South 49°06'56" East, a distance of 2683.97 feet to Corner No. 9;
Thence South 15°43'05" West, a distance of 2953.06 feet to Corner No. 1, the Point of Beginning.

ALSO FURTHER EXCEPTING a parcel of land located in Section 14, township 33 North, Range 57 East, M.D.B.&M., Elko County, Nevada, more particularly described as follows:

Commencing at the Southwest corner of Section 14;

Thence North 0°01'54" West, along the westerly boundary of said Section 14,, a distance of 1845.69 feet;

Thence South 66°13'01" East, a distance of 89.41 feet to a point;

Thence South 48°15'24" East, a distance of 381.41 feet to a point;

Thence South 71°08'26" East, a distance of 140.97 feet to a point;

Thence South 73°23'11" East, a distance of 50.29 feet to Corner No. 1, the Point of Beginning;

Thence from a tangent bearing South 73°23'11" East, on a circular curve to the left with a radius of 20.00 feet through a central angle of 90°00'00", an arc distance of 31.42 feet to Corner No. 2'

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Thence North $16^{\circ}36'49''$ East, a distance of 50.00 feet to Corner No. 3;
Thence from a tangent bearing North $16^{\circ}36'49''$ East, on a circular curve to the left with a radius of 170.00 feet through a central angle of $16^{\circ}38'43''$, an arc distance of 49.39 feet to Corner No. 4;
Thence North $0^{\circ}01'54''$ West, a distance of 1969.33 feet to Corner No. 5;
Thence from a tangent bearing North $78^{\circ}29'41''$ West, on a circular curve to the right with a radius of 50.00 feet through a central angle of $258^{\circ}27'47''$, an arc distance of 225.55 feet to Corner No. 6.
Thence North $0^{\circ}01'54''$ West, a distance of 400.00 feet to Corner No. 7;
Thence North $89^{\circ}58'06''$ East, a distance of 1306.80 feet to Corner No. 8;
Thence South $0^{\circ}01'54''$ East, a distance of 1500.00 feet to Corner No. 9;
Thence South $19^{\circ}22'32''$ West, a distance of 1391.66 feet to Corner No. 10;
Thence North $73^{\circ}23'11''$ West, a distance of 992.29 feet to Corner No. 1, the Point of Beginning.

EXCEPTING THEREFROM all mines gold, silver, copper, lead cinnabar and other valuable minerals which may exist in said tract, as reserved by The State of Nevada, in deed recorded March 30, 1911, in Book 3, page 74, of Patent Records, Elko County, Nevada.

TOGETHER WITH all buildings, fixtures, fences and other improvements thereon.

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 certifications 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 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 those water rights decreed to said lands or any portion thereof pursuant to the Decree entered in Civil Action 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

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of the Waters of the Humboldt River Stream System and Tributaries," set out in the Blue Book edition of "The Humboldt River Adjudication - 1923-1938" and those permits described as follows:

Proof 00418, Page 56 of the Edwards Decree;
 Proof 00411, Page 54 of the Edwards Decree;
 Proof 00438, Page 182 of the Bartlett Decree;
 Proof 00439, Page 182 of the Bartlett Decree;
 Proof 00462, Page 63 of the Edwards Decree;
 Permit 2392;
 Permit 2393;
 Permit 2412, Certificate 233;
 Application 19233; Certificate 7233.

TOGETHER WITH all range improvements and stockwater rights on public lands and all permits and cooperative agreements therefor, subject to Grantee's assumption of such permits and cooperative agreements.

TOGETHER WITH all right, title, interest and estate Trustor has in an to all coal, oil, oil shares, gas, minerals and geothermal resources of every kind, nature and description, and their by-products, existing upon, beneath or with 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.

TOGETHER WITH all rights, privileges, preferences, permits, licenses and leases to graze livestock upon the public lands administered by the Bureau of Land Management which are used with, attached to, or based on the herein described property.

FEE ¹²⁰⁰ FILE# 446627
 RECEIVED BY

First American Title Co. Of Nev
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1104 225
 D. PENNELL
 CO. RECORDER

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