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APN: 007-170-005	APN: 003-301-009	APN: 003-306-001	APN: 003-330-004
007-160-003	007-560-024	003-306-002	003-330-005
007-340-023	003-302-005	003-307-001	003-330-006
007-340-025	003-303-001	003-330-001	003-330-007
007-560-027	003-304-003	003-330-002	007-560-023
003-301-002	003-305-001	003-330-003	007-350-012

GRANT, BARGAIN AND SALE DEED

FOR CONSIDERATION RECEIVED, JOHN W. EADE and JAE M. EADE, husband and wife, grants, bargains and sell to JULIAN C. SMITH, JR. and JOANNA SMITH, husband and wife, grantees as community property with right of survivorship, and their assigns, and the heirs and assigns of the survivor, forever, an undivided one-half interest, being all of Grantor's interest, the property located in the County of Elko, State of Nevada, described as follows:

As described on Exhibit "A" attached hereto and made a part hereof.

SUBJECT TO:

1. All rights-of-way and easements for any existing roads, trails, canals, ditches, dams, diversions, flumes, conduits, pipe or transmission lines, or other purposes, in, under, over, through or across said premises.
2. All liens and encumbrances affecting the properties.
3. Agricultural use property tax assessment under the so-called "Greenbelt" agricultural property tax law of Nevada.
4. All zoning, planning and other governmental rules, regulations, laws and ordinances affecting the property.
5. All reservations, restrictions, rights-of-way, easements and encroachments, if any, affecting the property.
6. Any mining claims, mill site, tunnel claims on the property.

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EXHIBIT "A"

TABOR CREEK CATTLE CO.

PARCEL I
CHEVALLIER

TOWNSHIP 42 NORTH, RANGE 58 EAST, MDB&M

Section 8: W ½ SW ¼
Section 17: W ½ NW ¼
 NW¼ SW ¼
Section 18: NE ¼ SE¼

PARCEL II

STUD CREEK

TOWNSHIP 42 NORTH, RANGE 58 EAST, MDB&M

Section 20: SE ¼
Section 21: S ½ SW ¼
 S ½ N ½ SW¼
Section 28: NW¼ NW¼
Section 29: NE¼ NE¼

PARCEL III

STAGHILL

TOWNSHIP 41 NORTH, RANGE 58 EAST, MDB&M

Section 3: SE¼ SW¼
Section 10: NE¼; NE¼ NW¼; E½ SE¼

PARCEL IV

DEETH AREA

TOWNSHIP 37 NORTH, RANGE 59 EAST, MDB&M

Section 24: That portion of the S½ SE¼ lying southeasterly of the northwesterly boundary of the right-of-way of the Southern Pacific Railway and

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northwesterly of the southeasterly line of the Western Pacific Railway.

Section 25: That portion lying southeasterly of the northwesterly boundary of the right-of-way of the Southern Pacific Railway and northwesterly of of the southeasterly line of the Western Pacific Railway.

EXCEPTING from that portion of Section 25 described above all that portion lying within the platted Townsite of Deeth.

Section 26: That portion of the E½ NE¼ lying southeasterly of the northwesterly boundary of the Southern Pacific Railway.

EXCEPTING that portion of SE¼ NE¼ of said Section 26, approximately 59 feet by 200 feet in size conveyed by JOHN E. MARBLE, et ux, to E. V. BLACK by deed dated January 14, 1928 in Book 44 of Deeds at page 9, Elko County, Nevada.

FURTHER EXCEPTING that certain lot conveyed by JOHN E. MARBLE to W.J. SMILEY by deed dated May 4, 1929 and recorded May 24, 1929 in Book 45 of Deeds at page 9, Elko County, Nevada.

Section 26: SE¼ NW¼

TOWNSHIP 37 NORTH RANGE 60 EAST, MDB&M

Section 19 &

20: All that portion of said sections lying southeasterly of the northwesterly boundary of the right-of-way line of the Southern Pacific Railway and northwesterly of the southeasterly line of the Western Pacific Railway.

PARCEL V

TOWN OF DEETH

PARCEL VA

All that real property situate in the Town of Deeth, County of Elko, State of Nevada, described as follows:

Lots 1, 2, 3, 10, 11, 12, 13, 14, 15, 16, 17, 18 and 19 in Block "A";
Lots 9, 10 and 11 of Block "B"; Lots 1 to 14 inclusive in Block "C";
Lots 1 to 4 inclusive in Block "D"; Lots 1 to 8 inclusive in Block "E";
Lots 1 to 8 inclusive in Block "F"; and Lots 3 and 4 in Block "G" as
the same appear upon the Official Map of the Town of Deeth on file in

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the office of the County Recorder of the County of Elko, State of Nevada,

PARCEL VB

All that certain real property situate in the County of Elko, State of Nevada, in the Town of Deeth, described as follows:

Beginning at the Northwest Corner No. 1, a point on the South right-of-way of the Southern Pacific Railroad and identical with the Northeast Corner of the KATE GRISWOLD tract in Deeth, Nevada, whence in a Northwesterly direction and along said South boundary of the Southern Pacific Railroad right-of-way 333.5 feet distant is a point designated by a gas pipe 3 feet long driven into the ground alongside a large rock, such point being located at the intersection of the South boundary line of the Southern Pacific Railroad right-of-way with the East side of Section 26, Township 37 North, Range 59 East, MDB&M, and 321.7 feet North of the East one-quarter corner of said Section 26; from Northwest Corner No. 1 so identified, thence 101.0 feet more or less in a Southeasterly direction and at right angles to said Southern Pacific Railroad South Boundary Line to Southwest Corner No. 2, identical with Southeast Corner of the KATE GRISWOLD tract; thence in a Northeasterly direction 59.87 feet more or less to the Southeast Corner No. 3, identical with the South, or triangular Corner of the Jail Lot in Deeth, Nevada; thence Northwesterly a distance of 100 feet at right angles to said Southern Pacific Railroad right-of-way and along the West side of said Jail Lot to Northeast Corner No. 4, identical with the Northwest Corner of said Jail Lot and on the South Boundary Line of said Southern Pacific right-of-way; thence Southwesterly along said Boundary Line 59.87 feet to Corner No. 1, the Place of Beginning.

AND

Beginning at the Southeast Corner of a certain Lot conveyed to the GROCK BROS. by J. L. PORTER, thence Westerly 209 feet; thence Southerly 60 feet; thence Easterly 209 feet; thence Northerly 60 feet; along the Starr Valley Wagon Road to the Place of Beginning, said lot being part of a certain lot conveyed to GEO. T. PORTER to ELIZA WILSON, situated near the Northeast Corner of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 26, Township 37 North, Range 59 East, MDB&M, at the Town of Deeth, Elko County, Nevada.

AND

Beginning at Corner No. 1, the quarter corner between Sections 25 and 26, Township 37 North, Range 59 East, MDB&M; thence West 38.94 feet to Corner No. 2; thence South 3° East 115.50 feet to Corner No. 3; thence West

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174.24 feet to Corner No. 4; thence South $75^{\circ}10'$ West to Corner No. 5 at the intersection with the East line or East line extended of land deeded to E. V. BLACK, as recorded at Page 468, Book 35 of Deeds in the office of the County Recorder of Elko County, Nevada; thence North $27^{\circ}25'$ West to Corner No. 6, being Corner No. 1 of land deeded to E. V. BLACK referred to above; thence North $65^{\circ}35'$ East, parallel to lands deeded to E. V. BLACK, J. W. WEATHERS and FRED KING and 20 feet Southeasterly therefrom to Corner No. 7, a point 30 feet South of the South line of land deeded to DEETH MERCANTILE COMPANY; thence Easterly parallel to the South line of land deeded to the DEETH MERCANTILE COMPANY to Corner No. 8 in the line between Sections 25 and 26 aforesaid; thence South to Corner No. 1, the Place of Beginning. Being the same land deeded by KATE ST. CLAIR to EVA GRISWOLD on January 10, 1925, and recorded in Book 41 of Deeds, Page 541, records of Elko County, Nevada.

AND

Beginning at Corner 50 feet North of the Southeast corner of the tract of land described in a deed from MRS. O. G. CASSIDY to GEORGE T. PORTER, recorded in Book 22 of Deeds, Pages 436-437, Elko County Records, running thence westerly 209 feet; thence Northerly 59 feet; thence Easterly 209 feet and thence Southerly 59 feet to the Place of Beginning; being the same property as that deeded on September 9, 1895 by GEORGE T. PORTER to A. R. BLEVINS, being all lands of the ESTATE OF JOSEPH F. BERNARD, deceased, in Deeth, Nevada, whether described herein or not.

AND

Beginning 79 feet South of the Northeast Corner of the $NW\frac{1}{4}$ $SE\frac{1}{4}$ of Section 26, Township 37 North, Range 59 East, MDB&M, being Corner No. 1; thence West 100 feet to Corner No. 2; thence South 50 feet to Corner No. 3; thence East 100 feet to Corner No. 4; thence North 50 feet to the Place of Beginning, being a piece or parcel of land situate in the Town of Deeth, County of Elko, State of Nevada.

AND

Commencing at the quarter corner between Sections 25 and 26, Township 37 North, Range 59 East, MDB&M; thence running North 780 feet to a point which is the intersection on the Northerly right-of-way of the Southern Pacific Company; thence West 567.8 feet West $62^{\circ}35'$ to a point; thence running 207.5 feet North 90° to a point; thence running West 50 feet to a point; thence South 207.5 feet to a point; thence 50 feet East to the Point of Beginning.

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AND

Beginning at Corner No. 1, a fence corner now in place whence the one-quarter corner between Sections 25 and 26, Township 37 North, Range 59 East, MDB&M bears South 5°32' East 733.80 feet; thence North 62°14' East 152.66 feet to Corner No. 2; thence North 27°46' West 102.44 feet to Corner No. 3, a fence corner; thence South 62°55' West 153.74 feet, along a fence now in place to Corner No. 1, the Place of Beginning.

AND

Commencing at the Southwest Corner of the Deeth Hall Lot in the Town of Deeth, which point is on the North side of the Central Pacific Railway right-of-way, and 200 feet from the center of said railway, from which point the intersection of the North side of the right-of-way and the section line between Sections 25 and 26, Township 37 North, Range 59 East, bears North 62°35' East 138 feet 6 inches distant, and running thence South 62°35' West (and parallel with said railway) 60 feet; thence North 27°25' West 207 feet 5 inches; thence North 62°35' East 60 feet; thence South 27°25' East 207 feet 5 inches to the Place of Beginning.

AND

Beginning at the Southeast Corner of said Lot, whence a stake at the intersection of the Northern boundary line of the right-of-way of the Central Pacific Railroad with the line between Sections 25 and 26 in Township 37 North, Range 59 East, MDB&M bears North 60°40' East 198 ½ feet; thence first course along the North line of said right-of-way South 62°40' West 75 feet; thence second course North 27°20' West 207 5/12 feet; thence third course North 62°40' East 75 feet; thence fourth course South 27°20' East 207 5/12 feet to the Place of Beginning, said stake being 11.70 chains North of the quarter section corner common to said Sections.

**PARCEL VI
HEADQUARTERS AND CROSS RANCH**

TOWNSHIP 37 NORTH, RANGE 59 EAST, MDB&M

- Section 24: E½ NW¼; SW¼; NE¼; N½ SE¼; that portion of the S½ SE¼ lying Northwesterly of the right-of-way of the Southern Pacific Railway
- Section 25: All that portion of the NW¼ NE¼, N½ NW¼; SW¼ NW¼ lying Northwesterly of the right-of-way of the Southern Pacific Railway
- Section 26: All of the portion of the E½ NE¼ lying Northwesterly of the

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right-of-way of the Southern Pacific Railroad;

EXCEPTING that portion of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 26, approximately 59 feet by 200 feet in size conveyed by JOHN E. MARBLE, et ux, to E. V. BLACK by deed dated January 9, 1926 and recorded January 14, 1928 in Book 44 of Deeds at Page 9, Elko County, Nevada;

TOWNSHIP 37 NORTH, RANGE 60 EAST, MDB&M

Section 19: That portion lying Northwesterly of the right-of-way of the Southern Pacific Railway Company;

EXCEPTING from E $\frac{1}{2}$ E $\frac{1}{2}$ of Section 24, Township 37 North, Range 59 East, and W $\frac{1}{2}$ NE $\frac{1}{4}$; NW $\frac{1}{4}$; N $\frac{1}{2}$ SW $\frac{1}{4}$ Section 19, Township 37 North, Range 60 East, MDB&M, the portion thereof referred to as the "GRAVEL PIT FIELD", more particularly described as follows:

Beginning at Corner No. 1, the intersection of fences running Southerly and Easterly and Westerly, from which the accepted Corner to Sections 13 and 24, Township 37 North, Range 59 East, MDB&M, and Sections 18 and 19, Township 37 North, Range 60 East, MDB&M, bears East 150.00 feet, running thence South 1°29' East 2267.66 feet to Corner No. 2; thence North 84°03' East 127.42 feet to Corner No. 3; thence South 0°42'20" East 2238.05 feet to Corner No. 4; thence North 58°48' East 1163.85 feet to Corner No. 5; thence North 54°53'10" East 641.73 feet to Corner No. 6; thence North 61°44' East 317.57 feet to Corner No. 7; thence North 47°03'10" East 270.39 feet to Corner No. 8; thence North 39°21'20" East 78.57 feet to Corner No. 9; thence North 37°50'20" East 316.59 feet to Corner No. 10; thence North 35°16'40" East 298.88 feet to corner No. 11; thence North 32°40'17" East 283.92 feet to Corner No. 12; thence North 30°55' East 285.33 feet to Corner No. 13; thence North 29°14'50" East 282.13 feet to Corner No. 14; thence North 27°33'20" East 296.06 feet to Corner No. 15; thence North 26°25'20" East 305.45 feet to Corner No. 16; thence North 25°01'10" East 467.80 feet to Corner No. 17; thence North 24°21'40" East 453.52 feet to Corner No. 18; thence North 23°49'20" East 498.85 feet to Corner No. 19; thence North 88°44'50" West 3913.85 feet to Corner No. 1, the Point of Beginning;

SECTION 20: That portion lying Northwesterly of the northwesterly boundary of the right-of-way of the Southern Pacific Railway Company.

TOWNSHIP 38 NORTH, RANGE 59 EAST, MDB&M

Section 26: W $\frac{1}{2}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$; NW $\frac{1}{4}$ NE $\frac{1}{4}$; S $\frac{1}{2}$ NE $\frac{1}{4}$; SE $\frac{1}{4}$; SE $\frac{1}{4}$ NW $\frac{1}{4}$; NE $\frac{1}{4}$ SW $\frac{1}{4}$

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EXCEPTING from Parcels I through VI inclusive, all the minerals and mineral ores of every kind and character now known to exist or hereafter discovered upon, within or underlying the above described parcels of land or that may be produced therefrom, including, without limiting the generality of the foregoing, all petroleum, oil, natural gas and products derived therefrom, and excepting all of the rights and easements in said parcels of land granted by the Grantors above-named doing business under the firm name and style of MARYS RIVER LANDS, et al., to JOHN M. MARBLE, ROBERT E. MARBLE and WILLIAM B. WRIGHT, respectively, by three separate deeds dated March 30, 1954, as contained in deeds recorded in Book 65 of Deeds, Pages 309 and 323, and Book 65 of Deeds, Page 347, Elko County, Nevada records.

TOGETHER with all buildings, fences, and other improvements thereon.

TOGETHER with all singular and tenements, hereditaments, easements and appurtenances thereunto belonging or in anywise appertaining, and the reversions, remainders, rents, issues and profits thereof.

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, or used in conjunction with all rights, privileges, preferences, licenses and permits to graze livestock upon public and/or forest lands; all applications, proofs, permits, maps and certificates 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 thereof; and all stockwater equipment, facilities, troughs, tanks, pumps, reservoirs, ponds and other stockwater improvements on said lands.

GRAZING PREFERENCE

The following preferences in lands administered by the Bureau of Land Management:

Steer Field	3,277 AUMs
Winter Creek Field	1,943 AUMs
South Cross Field	3,200 AUMs
Fenced Fed. Range	12 AUMs
Connor's Basin	3,333 AUMs
Pole Canyon	561 AUMs
Hanks Creek	5,761 AUMs
North & South Stud Creek	<u>2,932 AUMs</u>
TOTAL:	21,019 AUMs

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or as adjusted by BLM prior to transfer.

Any right to graze the Cross Ranch (Federal Land) and
any future use in the Marys River Riparian Pasture.

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