

DOC# 638581

04/05/2011

10:29AM

Official Record

Requested By
STEWART TITLE ELKO

Elko County - NV

D Mike Smales - Recorder

Page: 1 of 4

Fee: \$17.00

Recorded By NR

RPTT: \$7,605.00

APN: 007-080-060
007-080-081
Escrow No. 00184425 - 001 -12

When Recorded Return to:
Grantee
316 California Ave., Suite 36
Reno, NV 89509

Mail Tax Statements to:
Grantee
Same as above



638581

SPACE ABOVE FOR RECORDERS USE

Grant, Bargain, Sale Deed

THIS INDENTURE WITNESSETH: That
Mary M. Ellis-Hogan, as Trustee of The Mary M. Ellis-Hogan Trust, a Living Revocable Trust created April 4, 1995

In consideration of \$10.00, the receipt of which is hereby acknowledged, do(es) hereby Grant, Bargain, Sell and Convey to Nevada 36 Properties, LLC, a Nevada limited liability company

all that real property situated in the County of Elko, State of Nevada, described as follows:

See Exhibit "A" attached hereto and made a part hereof:

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, including all improvements, rights, privileges, easements appurtenant to the property including on and under the property all development rights, mineral, and air rights and water relating to the property and any other easements, rights of way, or appurtenances, used in connection with the beneficial use and enjoyment of (whether or not recorded and/or located on or off) the property.

TOGETHER WITH all improvements situate thereon.

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 of use of water appurtenant to the said property or any party 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 party 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 Court in the State of Nevada, in and for the County of Humboldt, together with the Grantor's water right in that domestic well situate in the SE ¼ of Section 18, Township 33 North, Range 58 East, M.D.B. & M.

SPACE BELOW FOR RECORDER

33
a B/10



638581

04/05/2011
2 of 4

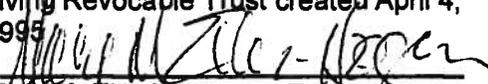
TOGETHER WITH a non-exclusive easement for a pole-line, for transmission of electrical power and/or communication facilities, and rights incidental thereto, including but not necessarily limited to access and maintenance, in, over, under, across and through a strip of land 70.00 feet wide, the west sideline being the east sideline of PARCEL NUMBERS A and B and the northerly prolongation thereof along the east side of the lands designated 'AVENALES LAND and CATTLE COMPANY', all as shown and designated on said Parcel map for SILAS D. SINTON. Said easement shall terminate respectively in the easterly prolongation of the northerly line of said 'AVENALES LAND & CATTLE COMPANY" parcel and the easterly prolongation of the southerly line of said Parcel Number B. Said easement is subject to the rights of the public in and to the county road over the westerly 60.00 feet thereof.

TOGETHER WITH an easement for a water pipeline and well-head, and rights incidental thereto, including but not necessarily limited to access and maintenance, in, over, under, across and through a strip of land being 20.00 feet wide, the center line of said strip being the line and well-head as it exists on the date hereof, commencing at said well-head in the southeast quarter of Section 18 and running westerly to said Parcel Number A. The westerly end of said easement is subject to the rights of the public in and to the county road over the westerly 60.00 feet thereof.

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.

Witness my/our hand(s) this 1st day of April, 2011.

The Mary M. Ellis-Hogan Trust, a
Living Revocable Trust created April 4,
1995



Mary M. Ellis-Hogan, as Trustee

STATE OF NEVADA
COUNTY OF WASHOE

This instrument was acknowledged before me on April 1, 2011



Mary M. Ellis-Hogan

NOTARY PUBLIC



SPACE BELOW FOR RECORDER



638581

04/05/2011
3 of 4

EXHIBIT "A"

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

PARCEL 1:

A parcel of land located in Section 18, TOWNSHIP 33 NORTH, RANGE 58 EAST, M.D.B.&M., Elko County, Nevada, more particularly described as follows:

Commencing at the center of said Section 18, a fence corner as described on Record of Survey, File No. 69442 in the Elko County Recorder's Office, the Point of Beginning;

THENCE South 0°02' East, 797.46 feet along the 1/4 section line to a steel fence post;

THENCE South 78°35' West, 430.98 feet to a steel fence post;

THENCE South 87°12' West, 206.32 feet to a steel fence post;

THENCE South 70°55' West, 165.30 feet to a steel fence post;

THENCE North 69°50' West, 154.60 feet to a steel fence post;

THENCE South 43°10' West, 280.85 feet to a steel fence post;

THENCE South 88°23' West, 653.65 feet to a steel fence post;

THENCE North 01°37' West, 1,157.41 feet to a steel fence post;

THENCE South 88°44' East, 1,807.96 feet along the 1/4 section line to the Point of Beginning.

PARCEL 2:

Parcel A as shown on that certain Parcel Map for SILAS D. SINTON filed in the office of the County Recorder of Elko County, State of Nevada, on April 9, 1982, as File No. 161910, being a portion of the SW1/4 of Section 18, TOWNSHIP 33 NORTH, RANGE 58 EAST, M.D.B.&M.

EXCEPTING THEREFROM all that portion of said land conveyed to REX C. CLARIDGE et ux, et al, by deed recorded August 4, 1982, Book 397, Page 204, Official Records, Elko County, Nevada.

PARCEL 3:

Parcel 3 as shown on that certain Parcel Map for WILSON and ZERGA filed in the office of the County Recorder of Elko County, State of Nevada, on May 26, 1989, as File No. 275754, being a portion of the SW1/4 of Section 18, and the NW1/4 of Section 19, TOWNSHIP 33 NORTH, RANGE 58 EAST, M.D.B.&M.



638581

04/05/2011
4 of 4

EXCEPTING THEREFROM all that portion of said land conveyed to MORRIS S. GALLAGHER AND BARBARA W. GALLAGHER, husband and wife, by deed recorded January 6, 2000, Book 0, Page 342, and re-recorded January 7, 2000, Book 0, Page 461, Official Records, Elko County, Nevada.