

DOC # **641102**

06/14/2011 11:08 AM

**Official Record**

Requested By  
GOICOECHEA, ETAL

Elko County - NV

D. Mike Smales - Recorder

Page 1 of 22 Fee: \$35.00  
Recorded By: NR RPTT:

APN: 008-360-018, 008-360-027  
008-370-005, 008-370-006  
008-570-004, 008-570-015  
008-580-004, 008-580-007  
008-580-019, 008-590-001  
008-110-004, 008-110-018  
008-140-005, 008-140-010  
008-310-003, 008-320-010  
008-330-005, 008-350-009  
008-360-006, 008-360-016  
008-590-002, 008-590-007



Recording Requested By  
and Return to:

\_\_\_\_\_  
\_\_\_\_\_

The undersigned affirms that this document  
does not contain a social security number.

**Grantee's Address/  
Mail tax statement to:**

HC 60, Box 130  
Wells, NV 89835

**GRANT, BARGAIN AND SALE DEED**

**FOR VALUABLE CONSIDERATION RECEIVED, DALTON LIVESTOCK**, a Nevada general partnership composed of **D. VERNON DALTON, JOANNE B. DALTON** and **JAMES BRADISH DALTON**, Grantors, grant, bargain and sell to **DALTON REAL ESTATE, LLC**, a Nevada Limited Liability Company, Grantee, and its successors and assigns, accordingly, forever, the ranch property located in the County of Elko, State of Nevada, described on Exhibit "A" attached hereto and made a part hereof.

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

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

GOICOECHEA, DIGRAZIA, COYLE & STANTON, LTD.  
ATTORNEYS AT LAW  
530 IDAHO STREET - P.O. BOX 1358  
ELKO, NEVADA 89801  
(775) 738-8091



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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 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 thereto; and all stockwater equipment, facilities, troughs, tanks, pumps, reservoirs, ponds and other stockwater improvements on said lands, including but not limited to, those described on Exhibit "B" attached hereto and made a part hereof.

TOGETHER with all rights, privileges, preferences, term permits and leases to graze livestock on the public lands administered by the United States Department of the Interior, Bureau of Land Management, based upon, appurtenant to or used in connection with the real property or any portion thereof, with all range improvements and stockwater rights on the public lands graced pursuant to these preferences and the cooperative agreements and permits therefor.

**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. Agricultural use property tax assessment under the so-called "Greenbelt" agricultural property tax law of Nevada.
3. All zoning, planning and other governmental rules, regulations, laws and ordinances affecting the property.
4. All reservations, restrictions, rights-of-way, easements and encroachments, if any, affecting the property.
5. Any mining claims, mill site, tunnel claims on the property.
6. A Deed of Trust dated March 7, 2006, executed by Dalton Livestock, a Nevada Partnership, Trustor, to Stewart Title of Northeastern



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Nevada, Trustee for Metropolitan Life Insurance Company, Beneficiary, to secure a principal sum of \$1,000,000.00 recorded March 22, 2006, as Document No. 550242 of Official Records in Elko County, Nevada.

**TO HAVE AND TO HOLD** the said property, together with the appurtenances, to the Grantee, its successors and assigns, forever.

Signed this 13 day of June, 2011.

**GRANTORS:**

**DALTON LIVESTOCK, a Nevada general partnership**

By: *D. Vernon Dalton*  
**D. VERNON DALTON, Partner**

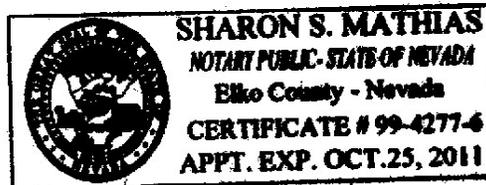
By: *Joanne B. Dalton*  
**JOANNE B. DALTON, Partner**

By: *James Bradish Dalton*  
**JAMES BRADISH DALTON, Partner**

STATE OF NEVADA     )  
                                  : ss.  
COUNTY OF ELKO     )

This instrument was acknowledged before me on June 13, 2011, by **D. VERNON DALTON** and **JOANNE B. DALTON**.

*Sharon S. Mathias*  
NOTARY PUBLIC



GOICOECHEA, DIGRAZIA, COYLE & STANTON, LTD.  
ATTORNEYS AT LAW  
530 IDAHO STREET - P.O. BOX 1358  
ELKO, NEVADA 89801  
(775) 738-8091



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STATE OF NEVADA     )  
                                      : SS.  
COUNTY OF ELKO     )

This instrument was acknowledged before me on June 10, 2011, by  
**JAMES BRADISH DALTON.**

*Sharon S. Mathias*  
NOTARY PUBLIC





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**EXHIBIT "A"**

**LEGAL DESCRIPTION**

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

PARCEL 1:

TOWNSHIP 34 NORTH, RANGE 62 EAST, M.D.B.&M.

Section 3: NW1/4;  
Section 4: Lots 1 and 2; S1/2 NE1/4,

TOWNSHIP 35 NORTH, RANGE 62 EAST, M.D.B.&M.

Section 33: SE1/4;

EXCEPTING THEREFROM that portion of the W1/2 SE1/4 lying westerly of the centerline of U.S. Highway 93, more particularly described as follows:

Beginning at the S1/4 corner of said Section 33, as Corner No. 1 the point of beginning;

THENCE along the north-south 1/4 section line North 0° 26' 36" West, 2,699.27 feet to Corner No. 2, the center of said section;

THENCE along the east-west 1/4 section line North 89° 36' 17" East, 1,215.19 feet to Corner No. 3, a point on the centerline South 22° 11' 50" West, 2,923.53 feet to Corner No. 4, a point on the south boundary of said section;

THENCE along said boundary South 89° 33' 00" West, 89.78 feet to Corner No. 1, the point of beginning.

Also, a parcel of land in the NE1/4 of Section 33, TOWNSHIP 35 NORTH, RANGE 62 EAST, M.D.B.&M., Elko County, Nevada, and being all that



portion of the NE1/4 of said Section, lying easterly of the centerline of U.S. Highway 93, more particularly described as follows:

Beginning at the northeast corner of said section 33, as Corner No. 1, the point of beginning;

THENCE along the east boundary of said Section South 0° 16' 00" East, 2,649.90 feet to Corner No. 2, the E1/4 corner of said Section;

THENCE along the east-west 1/4 section line South 89° 36' 17" West, 1,427.92 feet to Corner No. 3, a point on the centerline of the U.S. Highway 93, right of way;

THENCE along said centerline North 22° 11' 50" East, 2,871.26 feet to Corner No. 4, a point on the north boundary of said Section;

THENCE along said north boundary North 38° 47' 00" East, 330.80 feet to Corner No. 1, the point of beginning.

EXCEPTING THEREFROM, the following described parcel:

Commencing at the Section corner common to sections 27, 28, 33 and 34;

THENCE South along the section line common to sections 33 and 34, 836 feet to the second power pole of Wells Rural Electric Company;

THENCE West 669 feet to the centerline of said U.S. Highway 93, 555 feet to the south section line of section 28;

THENCE East along the south section line of section 28, 274 feet to the point of beginning.

Section 34: SW1/4;

FURTHER EXCEPTING FROM Section 34, an undivided one-half (1/2) interest in any mineral rights not heretofore conveyed or reserved lying in and under said land as reserved by P.J. WOLLMAN, in Deed recorded August 5, 1953, in Book 63, Page 499, Deed Records, Elko County, Nevada.



FURTHER EXCEPTING FROM Section 34, all of the oil, gas and other minerals lying in and under said land as conveyed by MARK SCOTT, in Deed recorded April 1, 1955, in Book 67, Page 332, Deed Records, Elko County, Nevada.

FURTHER EXCEPTING FROM Section 34, an undivided one-half interest of Grantors in any mineral rights not heretofore conveyed or reserved lying in and under said land as reserved by MARK SCOTT, in Deed recorded July 25, 1955, in Book 68, Page 120, Deed Records, Elko County, Nevada.

EXCEPTING FROM portions of Section 33, the title and exclusive right to *all of the minerals and mineral ores of every kind and character now know to exist or hereafter discovered upon, within or underlying said land or that may be produced therefrom, except gravel, including, without limiting the generality of the foregoing, all petroleum, oil, natural gas and products derived therefrom as reserved by SOUTHERN PACIFIC COMPANY, in Deed recorded August 5, 1957, in Book 72, Page 309, Deed Records, Elko County, Nevada.*

FURTHER EXCEPTING FROM, portions of Section 33 and all of Section 34 all right, title and interest in and to all coal, oil, gas and minerals of every kind and nature lying in and under said land as reserved by HENRY H. WHEELER and VIOLET E. WHEELER, in Deed recorded February 2, 1973, in Book 173, Page 595, Official Records, Elko County, Nevada.

TOWNSHIP 36 NORTH, RANGE 61 EAST, M.D.B.&M.

Section 25: All;  
Section 26: Lots 5, 6, 7 and 8, SE1/4; E1/2SW1/4;

TOWNSHIP 36 NORTH, RANGE 62 EAST, M.D.B.&M.

Section 29: S1/2 S1/2  
Section 30: S1/2 of Lot 3, all of Lot 4, S1/2 NE1/4 SW1/4; SE1/4 SW1/4;  
SW1/4 NW1/4 SE1/4; S1/2 SE1/4;  
Section 31: Lots 1, 2 and 3; E1/2; E1/2 NW1/4; NE1/4 SW1/4;  
Section 32: All;

TOWNSHIP 38 NORTH, RANGE 62 EAST, M.D.B.&M.

Section 5: All;



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- Section 6: Lots 6 and 7; SE1/4 SW1/4; SE1/4;
- Section 8: All;
- Section 9: All;
- Section 12: N1/2 SW1/4;
- Section 13: NE1/4; S1/2,
- Section 22: SW1/4; S1/2 SE1/4; S1/2 NW1/4;
- Section 23: All;
- Section 24: E1/2; E1/2 W1/2; NW1/4 NW1/4; N1/2 SW1/4 NW1/4; SW1/4 SW1/4; S1/2 SW1/4 NW1/4; N1/2 NW1/4 SW1/4; S1/2 NW1/4 SW1/4;
- Section 25: All that portion lying northwesterly of a strip of land conveyed to the Oregon Short Line Railroad Company by Deed dated November 7, 1924;
- Section 26: All;
- Section 27: All;
- Section 34: S1/2 NE1/4; SE1/4 NW1/4; NE1/4 SW1/4; N1/2 SE1/4; W1/2 SW1/4; N1/2 N1/2; SW1/4 NW1/4;

EXCEPTING FROM SECTION 34 all that portion of said land as conveyed to KENNETH L. JOHNS and DEBY ANN JOHNS by deed recorded December 21, 1999 in Book 1123, Page 674, Official Records, Elko County, Nevada.

FURTHER EXCEPTING FROM all of Section 23 all coal, oil, gas and other minerals of every kind and nature whatsoever existing upon, beneath the surface of or within said lands as reserved in Deed executed by RUSSELL WILKINS, et ux, et al, recorded December 28, 1946, in Book 55 of Deeds, at Page 99, Elko County, Nevada.

FURTHER EXCEPTING FROM all of Section 13 an undivided one-half interest in and to all coal, oil, gas and other minerals of every kind and nature whatsoever lying in and under said land as reserved by OWEN D. HILL and LIDA HILL, Husband and Wife, in Deed recorded June 24, 1952, in Book 61, Page 390, Deed Records, Elko County, Nevada.

FURTHER EXCEPTING FROM the N1/2 SW1/4 of Section 12, an undivided one-half interest in and to all coal, oil, gas and other minerals of every kind and nature whatsoever lying in and under said land as reserved by ENSIGN HILL also known as ENSIGN O. HILL and NAOMI E. HILL, in Deed recorded June 24, 1952, in Book 61, Page 393, Deed Records, Elko County, Nevada.



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FURTHER EXCEPTING FROM the N1/2SW1/4 of Section 12 an undivided one-half interest of the grantors right, title and interest in and to all coal, oil, gas and other minerals of every kind and nature whatsoever lying in and under said land as reserved by OWEN W. HILL and LIDA HILL, Husband and Wife, in Deed recorded February 15, 1956, in Book 69, Page 222, Deed Records, Elko County, Nevada.

FURTHER EXCEPTING FROM the NE1/4; S1/2 of Section 13 all coal, oil, gas and other minerals of every kind and nature, reserved by ENSIGN HILL and NAOMI E. HILL, in Deed recorded December 31, 1956, in Book 71, Page 124, of Deed Records, Elko County, Nevada, which reserved an undivided one-half interest in and to all of the grantor's right, title and interest.

FURTHER EXCEPTING FROM the NE1/4; S1/2 of Section 13 an undivided one-half interest of the grantors right, title and interest in and to all coal, oil, gas and other minerals of every kind and nature whatsoever lying in and under said land as reserved by CLIFF M. DEVANEY and ALICE H. DEVANEY, Husband and Wife, in Deed recorded September 1, 1959, in Book 77, Page 95, Deed Records, Elko County, Nevada.

FURTHER EXCEPTING FROM the W1/2 of Section 26, all mineral deposits lying in and under said land as reserved by the UNITED STATES OF AMERICA, in Patent recorded April 16, 1970, in Book 123, Page 392, Official Records, Elko County, Nevada.

TOWNSHIP 38 NORTH, RANGE 63 EAST, M.D.B.&M.

Section 17: That portion of the W1/2 lying westerly of the westerly line of the Oregon Short Line Railroad as described in Deed recorded in Book 41 of Deeds, at Page 453, Elko County, Nevada records.

Section 18: NW1/4; S1/2; NE1/4;

Section 30: Lots 5 through 12, 14 through 19, and 24 and 25

EXCEPTING FROM Section 17, all coal, oil, gas and other minerals of every kind and nature whatsoever lying in and under said land as reserved by RUSSELL WILKINS and MARTIN WUNDERLICH, a Co-Partnership dba WILKINS & WUNDERLICH, and RUSSELL WILKINS and MONA F. WILKINS, Husband and Wife, and MARTIN WUNDERLICH and E.



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MURIELLE WUNDERLICH, Husband and Wife in Deed recorded March 15, 1948, in Book 56, Page 134, Deed Records, Elko County, Nevada.

FURTHER EXCEPTING FROM the NE1/4 of Section 18 and Lots 5 through 12, 14 through 19, 24 and 25 of Section 30 all of the oil and gas deposits lying in and under said land as reserved in Patent from the UNITED STATES OF AMERICA, recorded August 20, 1992, in Book 793, Page 933, and re-recorded December 4, 1992, in Book 805, Page 716, Official Records, Elko County, Nevada.

TOWNSHIP 39 NORTH, RANGE 61 EAST, M.D.B.&M.

Section 23: NE1/4; W1/2 SE1/4;

Section 31: SW1/4 SW1/4;

EXCEPTING THEREFROM that parcel conveyed to the Western Union Telegraph Company by Deed recorded in Book 35 of Official Records, at page 259, Elko County, Nevada records.

EXCEPTING FROM the SW1/4SW1/4 of Section 31, all coal, oil, gas and other minerals of every kind and nature whatsoever lying in and under said land as reserved by ENSIGN HILL, also known as ENSIGN O. HILL and NAOMI E. HILL, in Deed recorded June 24, 1952, in Book 61, Page 393, Deed Records, Elko County, Nevada.

FURTHER EXCEPTING FROM the SW1/4SW1/4 of Section 31 an undivided one-half interest of the grantors right, title and interest in and to all coal, oil, gas and other minerals of every kind and nature whatsoever lying in and under said land as reserved by OWEN W. HILL and LIDA HILL, Husband and Wife, in Deed recorded February 15, 1956, in Book 69, Page 222, Deed Records, Elko County, Nevada.

TOWNSHIP 39 NORTH, RANGE 62 EAST, M.D.B.&M.

Section 10: W1/2 SE1/4; SE1/4 SW1/4;

Section 11: All;

Section 13: E1/2;

Section 15: All;

Section 21: All;

Section 24: N1/2 NE1/4

Section 27: All;



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- Section 28: S1/2 NE1/4; W1/2; N1/2 SE1/4; SW1/4 SE1/4; SE1/4 SE1/4; N1/2 NE1/4;
- Section 31: S1/2 SE1/4;
- Section 33: NE1/2, being that portion lying northeasterly of a line from the northwest corner of said section to the southeast corner of said section;
- Section 35: N1/2;

EXCEPTING FROM those portions of Sections 28 and 33, TOWNSHIP 39 NORTH, RANGE 62 EAST, M.D.B.&M., that certain parcel of land more particularly described as Parcel 1 of that certain Parcel Map for Nixon Ranch, a Limited Partnership filed in the office of the County Recorder of Elko County, State of Nevada, on July 11, 1990, as File Number 293901.

FURTHER EXCEPTING FROM those portions of Sections 28 and 33, TOWNSHIP 39 NORTH, RANGE 62 EAST, M.DB.&M., a roadway to the County of Elko as dedicated on Parcel Map for Nixon Ranch, filed July 11, 1990, as File Number 293901.

EXCEPTING FROM Sections 11, 15, 21 and 33 all coal, oil, gas and other minerals of every kind and nature whatsoever existing upon, beneath the surface of or within said lands as reserved in Deed executed by RUSSELL WILKINS, et ux, et al, recorded December 28, 1946, in Book 55 of Deeds at Page 99, Elko county, Nevada.

FURTHER EXCEPTING FROM SE1/4SW1/4 and W1/2SE1/4 of Section 10 an undivided one-half interest in and to all coal, oil, gas and other minerals of every kind and nature whatsoever lying in and under said land as reserved by OWEN D. HILL and LIDA HILL, Husband and Wife in Deed recorded June 24, 1952, in Book 61, Page 390, Deed Records, Elko County, Nevada.

FURTHER EXCEPTING FROM S1/2SW1/4; W1/2SE1/4 of Section 10 and the N1/2 of Section 35 all coal, oil, gas and other minerals of every kind and nature, reserved by ENSIGN HILL and NAOMI E. HILL, in Deed recorded December 31, 1956, in Book. 71, Page 124, of Deed Records, Elko County, Nevada, which reserved an undivided one-half interest in and to all of the grantor's right, title and interest.

FURTHER EXCEPTING FROM SE1/4SW1/4; W1/2SE1/4 of Section 10 and the N1/2 of Section 35 an undivided one-half interest of the grantors



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right, title and interest in and to all coal, oil, gas and other minerals of every kind and nature whatsoever lying in and under said land as reserved by CLIFF M. DEVANEY and ALICE H. DEVANEY, Husband and Wife in Deed recorded September 1, 1959, in Book 77, Page 95, Deed Records, Elko County, Nevada.

TOWNSHIP 39 NORTH, RANGE 63 EAST, M.D.B.&M.

- Section 2: W1/2 SW1/4;
- Section 3: S1/2;
- Section 4: S1/2 SE1/4;
- Section 8: W1/2 NE1/4; SE1/4 NE1/4; SE1/4; NE1/4 NE1/4; NW1/4;
- Section 9: All;
- Section 10: NW1/4; N1/2 NE1/4; SW1/4 NE1/4;
- Section 16: NW1/4 NW1/4;
- Section 17: N1/2;

EXCEPTING FROM S1/2 of Section 3, NW1/4, N1/2NE1/4; SW1/4NE1/4 of Section 10 and the N1/2 of Section 17 an undivided one-half interest in and to all coal, oil, gas and other minerals of every kind and nature whatsoever lying in and under said land as reserved by OWEN D. HILL and LIDA HILL, Husband and Wife, in Deed recorded June 24, 1952, in Book 61, Page 390, Deed Records, Elko County, Nevada.

FURTHER EXCEPTING FROM the N1/2 of Section 17 all coal, oil, gas and other minerals of every kind and nature, reserved by ENSIGN HILL and NAOMI E. HILL, in Deed recorded December 31, 1956, in Book 71, Page 124, of Deed Records, Elko County, Nevada, which reserved an undivided one-half interest in and to all of the grantor's right, title and interest. FURTHER EXCEPTING FROM the N1/2 of Section 17 an undivided one-half interest of the grantors right, title and interest in and to all coal, oil, gas and other minerals of every kind and nature whatsoever lying in and under said land as reserved by CLIFF M. DEVANEY and ALICE H. DEVANEY, Husband and Wife, in Deed recorded September 1, 1959, in Book 77, Page 95, Deed Records, Elko County, Nevada.

FURTHER EXCEPTING FROM the W1/2NE1/4 of Section 10 and the W1/2SE1/4 of Section 3 all minerals including coal, oil and gas rights, lying in and under said land as conveyed to Union Pacific Land Resources Corporation by Deed recorded December 2, 1985 in Book 510, Page 44, Official Records, Elko County, Nevada.



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TOWNSHIP 40 NORTH, RANGE 62 EAST, M.D.B.&M.

- Section 22: W1/2 NE1/4; SE1/4 NE1/4; NE1/4 SE1/4;
- Section 23: All;
- Section 24: SE1/4; W1/2 SW1/4; SE1/4 SW1/4;
- Section 25: All;
- Section 26: E1/2 W1/2;
- Section 27: All;
- Section 34: E1/2 SE1/4;
- Section 35: All;

EXCEPTING FROM the SE1/4 of Section 24 all coal and other minerals lying in and under said land as reserved by the UNITED STATES OF AMERICA in Patent recorded May 17, 1929, in Book 8, Page 163, Patent Records, Elko County, Nevada.

FURTHER EXCEPTING FROM all of Section 21, W/2NE1/4; SE1/4NE1/4; NE1/4SE1/4 of Section 22, all coal, oil, gas and other minerals of every kind and nature whatsoever existing upon, beneath the surface of or within said lands as reserved in Deed executed by RUSSELL WILKINS, et ux, et al, recorded December 28, 1946, in Book 55 of Deeds, at Page 99, Elko County, Nevada.

FURTHER EXCEPTING FROM E1/2 SE1/4 of Section 34 and all of Section 35 an undivided one-half interest of the grantors right, title and interest in and to all coal, oil, gas and other minerals of every kind and nature whatsoever lying in and under said land as reserved by OWEN W. HILL and LIDA HILL, Husband and Wife, in Deed recorded February 15, 1956, in Book 69, Page 222, Deed Records, Elko County, Nevada.

FURTHER EXCEPTING from all of Section 23, W1/2SW1/4; SE1/4SW1/4; SE1/4 of Section 24 and all of Section 25, all of the grantor's right, title and interest in and to all oil, gas, hydrocarbons and other minerals lying in and under said land as reserved by LEONA GRISWOLD and JOSEPHINE NUTTAL in Deed recorded August 22, 1963, in Book 38, Page 517, Official Records Elko County, Nevada.

FURTHER EXCEPTING FROM all of section 23, SE1/4 of Section 24 and all of Section 25 an undivided one-half interest in and to coal, oil, gas and other minerals of every kind and nature owned by grantors lying in and under said land as reserved by FRANK F. WINCHELL, JR. and BESSIE



WINCHELL, Husband and Wife in Deed recorded June 10, 1874, in Book 195, Page 448, Official Records, Elko County, Nevada.

TOWNSHIP 40 NORTH, RANGE 63 EAST, M.D.B.&M.

Section 19: That portion of the S1/2 lying westerly of that strip of land conveyed to the Oregon Short Line Railroad Company by Deeds recorded in Book 41 of Deeds at page 453 and in Book 42 of Deeds at Page 606, Elko County, Nevada records.

Section 29: That portion of the SW1/4 lying southerly of that strip of land conveyed to the Oregon Short Line Railroad Company by Deed recorded in Book 41 of Deeds at Page 453, Elko County, Nevada records.

Also, a strip of land 50.0 feet wide situate in the S1/2 SE1/4, the NW1/4 SE1/4, the NE1/4 SW1/4, and the S1/2 NW1/4 of Section 29, TOWNSHIP 40 NORTH, RANGE 63 EAST, M.D.B.&M., said strip lying northeasterly of a line 50.0 feet distant southwesterly, measured at right angles and/or radially, from the hereinafter-described centerline, and said centerline prolonged, of the abandoned main track of the Wells Branch of the Oregon Short Line Railroad Company, as formerly constructed and operated, and extending southeasterly from a straight line drawn at right angles to said centerline of abandoned main tract at a point thereon that is 620 feet distant southeasterly, measured along said centerline, from the west line of said Section 29 to the east line of said section.

Also, a strip of land 100.0 feet wide situate in the SW1/4 NW1/4 of Section 29, TOWNSHIP 40 NORTH, RANGE 63 EAST, M.D.B.&M., said strip lying northeasterly of a line 100.0 feet distant southwesterly measured at right angles, from the hereinafter described centerline, and said centerline prolonged, of the abandoned main track of Wells Branch of the Oregon Short Line Railroad Company, as formerly constructed and operated, and extending southeasterly from the west line of said Section 29 to a straight line drawn at right angles to said centerline of abandoned main track at a point thereon that is 620 feet distant southeasterly, measured along said centerline, from said west line thereof.

Said centerline of abandoned main track hereinabove referred to is described as follows:



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Beginning at a point in said west line of Section 29 that is 623.5 feet distant north, measured along said west line, from the west quarter corner thereof;

THENCE South 76° 36' East, along a straight line, a distance of 734.3 feet;

THENCE on an 3 x 30' spiral to the right and with a curvature of 0° 54' for 90 feet;

THENCE on a curve to the right with a radius of 2864.93 feet for 2450.0 feet;

THENCE on an 3 x 30' spiral to the right and with a curvature of 0° 54' for 90 feet;

THENCE South 25° 48' East, 216 feet;

THENCE on an 11 x 30' spiral to the left and with a curvature of 9° 54' for 330 feet;

THENCE on a curve to the left with a radius of 955.4 feet for 845.3 feet;

THENCE on an 11 x 30' spiral to the left and with a curvature of 9° 54' for 330 feet,

THENCE North 83° 41' for 577.1 feet;

THENCE on an 7 x 30' spiral to the right and with a curvature of 4° 12' for 210 feet;

THENCE along a curve to the right with a radius of 1432.7 feet for 493.7 feet to a point on the east line of Section 29 that is 682 feet, more or less, distant north, measured along said east line, from the southeast corner thereof.

Section 30: Lots 1, 2, 3 and 4; E1/2 W1/2; E1/2;

Section 31: All;

Section 32: W1/2 NW1/4, SE1/4 NW1/4; NE1/4 SW1/4; NE1/4 NW1/4;  
NW1/4 SW1/4;



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Section 33: That portion lying northerly of that strip of land conveyed to the Oregon Short Line Railroad Company, as described in Deed and recorded in Book 41 of Deeds, at Page 453, Elko County, Nevada records.

Also, a strip of land 50.0 feet wide, situate in the N1/2 N1/2 of Section 33, TOWNSHIP 40 NORTH, RANGE 63 EAST, M.D.B.&M., said strip lying southerly of a line 50.0 feet distant northerly, measured at right angles, and/or radially, from the hereinafter described centerline and said centerline prolonged of the abandoned main tract of the Wells Branch of the Oregon Short Line Railroad Company, as formerly constructed and operated, and extending northwesterly from the east line to the north line of said section.

Said centerline of abandoned main tract, hereinabove referred to, is described as follows:

Beginning at a point in the east line of said Section 33, 706 feet, more or less, south of the northeast corner thereof;

THENCE on an 11 x 30 spiral to the right from a tangential course South 40° 10' West, and with a curvature of 3° 21' for 64.5 feet;

THENCE on a curve to the right with a radius of 955.4 feet, for a distance of 903.3 feet;

THENCE on an 11 x 30 spiral to the right with a curvature of 9° 54' for 330 feet;

THENCE North 72° 23' West, 1818.2 feet;

THENCE on a curve to the right with a radius of 5729.6 feet for 1167 feet to a point in the north line of said Section 33, 1310 feet, more or less, east of the northwest corner thereof.

EXCEPTING FROM the S1/2 of Section 19 lying westerly of the Oregon Short Line Railroad and Lots 1, 2, 3, 4, NE1/4; E1/2NW1/4; E1/2SW1/4 of Section 30 all of the grantors right, title and interest in and to all coal, oil, gas and other minerals of every kind and nature whatsoever lying in and under said land as reserved by CHARLES E. SCHOER and MARTHA M.



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SCHOER, Husband and Wife in Deed recorded December 30, 1956, in Book 77, Page 541, Deed Records, Elko County, Nevada.

FURTHER EXCEPTING FROM that portion of the SW1/4 lying southerly of the Oregon Short Line Right of Way of Section 29, SE1/4 of Section 30; all of Section 31; W1/2 NW1/4; SE1/4NW1/4; NE1/4SW1/4 of Section 32; that portion of Section 33 lying northerly of the Oregon Short Line Right of Way an undivided one-half interest in and to coal, oil, gas and other minerals of every kind and nature owned by grantors lying in and under said land as reserved by FRANK F. WINCHELL JR. and BESSIE WINCHELL, Husband and Wife in Deed recorded June 10, 1974, in Book 195, Page 448, Official Records, Elko County, Nevada.

FURTHER EXCEPTING FROM the S1/2 SE1/4; NW1/4SE1/4; NE1/4SW1/4; S1/2NW1/4 of Section 29 all minerals including coal, oil and gas rights lying in and under said land as conveyed to Union Pacific Land Resources Corporation by Deed recorded December 2, 1985, in Book 510, Page 44, Official Records, Elko County, Nevada.

FURTHER EXCEPTING FROM NE1/4NW1/4; NW1/4SW1/4 of Section 32 all of the oil and gas deposits lying in and under said land as reserved in Patent from the UNITED STATES OF AMERICA recorded August 20, 1992, in Book 793, Page 933, and re-recorded December 4, 1992, in Book 805, Page 716, Official Records, Elko County, Nevada.

PARCEL 2:

TOWNSHIP 38 NORTH, RANGE 63 EAST, M.D.B.&M.

Section 19: All northwesterly of the Oregon Short Line Railroad

PARCEL 3:

A parcel of land located in Section 34, TOWNSHIP 38 NORTH, RANGE 62 EAST, M.D.B.&M., more particularly described as follows:

Commencing at the Southeast corner of said Section 34, thence North 01°18'48" East, 1298.32 feet along the East line of said Section 34 to a point being the South 1/16 corner on the East line of said Section 34, thence South 88°54'19" West, 997.50 feet along the South 1/16 line of said Section 34 to Corner No. 1, the true point of beginning,



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Thence South 55°52'16" West, 106.56 feet to Corner No. 2;

Thence South 61°23'43" West, 23.42 feet to Corner No. 3;

Thence South 71°58'26" West, 1645.96 feet to Corner No. 4;

Thence South 82°49'42" West, 1125.09 feet to Corner No. 5;

Thence South 63°56'54" West, 174.78 feet to Corner No. 6;

Thence West, 51.98 feet to Corner No. 7, a point on the West 1/16 line of said Section 34;

Thence North 01°00'12" East, 740.61 feet along the said West 1/16 line of Section 34 to Corner No. 8, a point being the Southwest 1/16 corner of said Section 34;

Thence North 88°54'17" East, 1319.05 feet along the South 1/16 line of said Section 34 to Corner No. 9, a point being the Center-South 1/16 corner of said Section 34;

Thence North 88°54'19" East, 1667.76 feet along the South 1/16 line of said Section 34 to Corner No. 1, the point of beginning.

PARCEL 4:

Parcel 2 as shown on that certain Parcel Map for MICHAEL W. RODRIGUEZ and JENNIFER RODRIGUEZ, filed in the office of the County Recorder of Elko County, State of Nevada, on January 26, 1999, as File No. 439346, being a portion of Section 18, TOWNSHIP 39 NORTH, RANGE 62 EAST, M.D.B. & M.

EXCEPTING THEREFROM an undivided one-half (1/2) interest in and to all minerals, mineral rights, oil and gas in and under said land as reserved by LAWRENCE A. BOHNE and GERTHA BOHNE, by Deed recorded October 19, 1956, in Book 70, Page 466, File Number 9446, Deed Records, Elko County, Nevada.

FURTHER EXCEPTING THEREFROM an undivided one-half (1/2) interest in and to all minerals, mineral rights, gas, oil and other hydrocarbons in and under said land as reserved by LAWRENCE A. BOHNE, as Guardian of



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the Estates of MARY LORENA BOHNE and CLEMMIE DARLENE  
BOHNE, Minors, in Deed recorded August 27, 1957, in Book 72, Page 380,  
File Number 11909, Deed Records, Elko County, Nevada.



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**Exhibit B  
Water Rights**

Permit No.	Cert. No.	Use	CFS	Acres	Acre Feet	Source
27136	8407	S	0.0125	--	--	Well #4
27138	8784	S	0.0125	--	--	Well #5
30345	9427	I, D	2.67	302.9	1211.6	Well #5
30350	9418	I, D	3.56	302.9	1211.6	Well #4
3068	619	I, D	0.899	89.9	134.85	Day Springs
35534	11835	I	1.515	313.43	820.4	Well
35535	11836	I	1.092	313.43	591.3	Well #2
35536	11837	I	0.980	313.43	530.7	Well #3
35662	10378	S	0.0094	--	--	Well #4
37885	11838	I	0.891	313.43	482.5	Well #4
38135	11088	S	0.020	--	--	Windmill #1
38136	11089	S	0.029	--	--	Windmill #2
38137	11090	S	0.028	--	--	Windmill #3
38138	11091	S	0.013	--	--	Windmill #4
38139	11092	S	0.017	--	--	Windmill #5
38141	11093	S	0.031	--	--	Unnamed Spring #1
38142	11094	S	0.023	--	--	Unnamed Spring #2
38143	11095	S	0.019	--	--	Unnamed Spring #3
38144	11096	S	0.010	--	--	Unnamed Spring #4
38145	11097	S	0.028	--	--	Unnamed Spring



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Permit No.	Cert. No.	Use	CFS	Acres	Acre Feet	Source
38146	11098	S	0.016	--	--	Unnamed Spring #4
38147	11099	S	0.01	--	--	Unnamed Spring #7
38148	11100	S	0.026	--	--	Unnamed Spring
38149	11101	S	0.031	--	--	Unnamed Spring #9
38150	11102	S	0.026	--	--	Trout Springs
42818	11848	I	0.891	313.43	482.5	Well
44338	11375	S	0.01	--	--	Well
44339	11376	S	0.003	--	--	Well
46386	RFP	I	4	330		Honeyman Creek
47493	12032	S	0.018	--	--	Well
47494	12033	S	0.0156	--	--	Well
47495	13587	S	0.016	--	--	Spring "C"
48485	12336	I	1.0	290.19	340.	Well
48486	12337	I	0.491	290.19	355.46	Well
51365	12346	I	0.59	313.43	427.14	Well
51366	12347	I	0.59	313.43	427.14	Well
56064	PER	I, D	4.0	419.12		Well
66226	PER	I, D	2.0			Well #2
72080	PER	I, D	1.3	91.8	275.4	Well
7515	1374	S	0.0312 5	--	--	Bradish Spring
7516	1373	S	0.0312 5	--	--	Bradish Spring #1
7567	1376	S	0.0312 5	--	--	Unnamed Spring Bradish Spring #2



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Permit No.	Cert. No.	Use	CFS	Acres	Acre Feet	Source
7568	1375	S	0.0312 5	--	--	Unnamed Spring Bradish Spring #3
78770	PER	I	0.96		520.41	Well
V02186	VST	I		119.31		K-C, Conway or Renshaw
V04695	VST	I		1209.02		Winchell Creek aka Lake Creek
V04696	VST	I				Fishsprings Creek Wiseman Creek
V08962	VST	S	.0086	--	--	Hotspring
V08963	VST	S	.0086	--	--	Spring "B"
00608	Dec.	I		193.60	580.80	Bishop Creek

328 shares in and to Pacific Reclamation Water Company

Official Record

Requested By GOICOECHEA, ETAL

Elko County - NV

D. Mike Smales - Recorder

Page 1 of 2 Fee: \$35.00
Recorded By: NR RPTT:

STATE OF NEVADA
DECLARATION OF VALUE FORM

- 1. Assessor Parcel Number(s)
a) See attached
b)
c)
d)

- 2. Type of Property:
a) Vacant Land
b) Single Fam. Res.
c) Condo/Twnhse
d) 2-4 Plex
e) Apt. Bldg
f) Comm'V/Ind'l
g) X Agricultural
h) Mobile Home
Other

FOR RECORDER'S OPTIONAL USE ONLY
Book:
Date of Recording:
Notes:

- 3. Total Value/Sales Price of Property \$ Exempt
Deed in Lieu of Foreclosure Only (value of property)
Transfer Tax Value: \$ Exempt
Real Property Transfer Tax Due \$ Exempt

- 4. If Exemption Claimed:
a. Transfer Tax Exemption per NRS 375.090, Section 9
b. Explain Reason for Exemption: Grantors own 100% of organization to which conveyance is made

5. Partial Interest: Percentage being transferred: %
The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein.

Signature James Ruelish Dalton Capacity Partner
Signature Capacity Managing Member

SELLER (GRANTOR) INFORMATION (REQUIRED)
Print Name: Dalton Livestock
Address: HC 60, Box 125
City: Wells
State: Nevada Zip: 89835

BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: Dalton Real Estate, LLC
Address: HC 60, Box 130
City: Wells
State: Nevada Zip: 89835

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
Print Name: Goicoechea, et al Escrow #:
Address: 530 Idaho Street
City: Elko State: NV Zip: 89801



### ASSESSOR'S PARCEL NUMBERS

008-360-018	008-110-018
008-360-027	008-140-005
008-370-005	008-140-010
007-370-006	008-310-003
008-570-004	008-320-010
008-570-015	008-330-005
008-580-004	008-350-009
008-580-007	008-360-006
008-580-019	008-360-016
008-590-001	008-590-002
008-110-004	008-590-007