

R.P.T.T. \$ 352.55

Documentary Transfer Tax \$ 352.55
 Computed on full value of property conveyed or
 Computed on full value less liens and encumbrances
remaining thereon at time of transfer.

Under penalty of perjury:
Walter J. Schum
Signature of declarant or agent disclosing
taxable value

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made and entered into this 1st day of April, 1974, by and between WILLIAM D. HYLTON and BETTY M. HYLTON, his wife, of the County of Elko, State of Nevada, First Parties; and TENT MOUNTAIN RANCH, a limited partnership, of the same place, Second Party;

W I T N E S S E T H:

That the said First Parties, for and in consideration of the sum of TEN DOLLARS (\$10.00), lawful money of the United States of America, to them in hand paid by the said Second Party, and other good and vaulable consideration, receipt whereof is hereby acknowledged, do by these presents grant, bargain, sell and convey unto the said Second Party, and to its successors and assigns, all that certain real property situate, lying and being in the County of Elko, State of Nevada, and more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by reference.

TOGETHER WITH all improvements situate thereon, save and except windmill and tower from Hylton Well No. 1.

TOGETHER WITH all water, water rights, right to the use of water, dams, ditches, canals, pipelines, reservoirs, wells and all other means for the diversion or use of water appurtenant to the said property, or any part 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 part 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 District Court of the State of Nevada, in and for the County of Humboldt.

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TOGETHER WITH all range rights and grazing rights, and in particular, but without limitation thereto, all Forest rights and privileges owned by the First Parties, or used and enjoyed in connection with any of said property.

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.

RESERVING unto First Parties an undivided one-half interest in and to all of First Parties' right, title and interest in and to all coal, oil, gas and other minerals of every kind and nature whatsoever existing upon, beneath the surface of or within said lands, including the right to the use of so much of the surface of or within said lands as may be required in prospecting for, in locating, developing, producing and transporting said coal, oil, gas or minerals and any of their by-products.

TO HAVE AND TO HOLD the said premises, together with the appurtenances, unto the said Second Party, and to its successors and assigns forever.

IN WITNESS WHEREOF, the said First Parties have hereunto set their hands as of the day and year first hereinabove written.

William D. Hylton
WILLIAM D. HYLTON

Betty M. Hylton
BETTY M. HYLTON

STATE OF NEVADA)
) ss.
COUNTY OF ELKO)

On this 1st day of April, 1974, personally appeared before me, a Notary Public, WILLIAM D. HYLTON and BETTY M. HYLTON, who acknowledged to me that they executed the foregoing instrument.

Charles B. Evans, Jr.
NOTARY PUBLIC

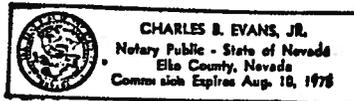


EXHIBIT A

Township 36 North, Range 60 East, N.D.B.&M.

- Section 3: S 1/2 NW 1/4 SW 1/4; SW 1/4 SW 1/4;
S 1/2 SE 1/4 SW 1/4
- Section 4: N 1/2 SE 1/4
- Section 5: N 1/2 (Lots 1, 2, 3 and 4; S 1/2 N 1/2
- Section 6: S 1/2 NE 1/4; Lots 1 and 2

Township 37 North, Range 60 East, N.D.B.&M.

- Section 30: SE 1/4
- Section 31: All (Lots 1, 2, 3 & 4; E 1/2 W 1/2; E 1/2)
- Section 32: Beginning at Corner No. 1, the accepted Southwest corner of Section 32; thence East along the South line of Section 32, 3,960 feet, more or less, to the Southeast corner of the SW 1/4 SE 1/4 of Section 32; thence North, along the East line of the SW 1/4 SE 1/4 of Section 32, a distance of 880 feet; thence West a distance of 3960 feet to the West line of Section 32; thence South, along the west line of Section 32, to the place of beginning. Being the South 880 feet to the S 1/2 SW 1/4 and the South 880 feet of the SW 1/4 SE 1/4 of Section 32.

Township 37 North, Range 61 East, M.D.B.&M.

- Section 1: N 1/2 S 1/2; N 1/2 excepting the following described parcel more particularly described as follows:

A parcel of land located in the NE 1/4 Section 1, T 37 N., R 61 E., M.D.B.&M. and in Elko County, Nevada, more particularly described as follows: Commencing at the South East corner of Section 1, T 37 N., R 61 E.; N. 31° 03' W., 4103.47 ft. to the point of beginning;

Thence N. 03° 10' E., 330.00 ft. to a point;
Thence S. 86° 50' E., 330.00 ft. to a point;
Thence S. 03° 10' W., 330.00 ft. to a point;
Thence N. 86° 50' W., 330.00 ft. to the point of beginning and containing 2.50 acres more or less.

- Section 3: All

Township 38 North, Range 61 East, M.D.B.&M.

- Section 35: That portion of land lying southerly of a line parallel with and 200 feet southerly from the center line of Central Pacific Railroad Company's railroad, as now constructed.

LAW OFFICES
EVANS & BILYEU
PROFESSIONAL CENTER
ELKO, NEVADA 89801

81264

File # 81264
FILED FOR RECORD
AT REQUEST OF
First Commercial Title Co of Nev.
APR 4 11 09 AM '74
RECORDED BOOK 191 PAGE 402
ESTHER M. SKELTON
ELKO COUNTY RECORDER *Fee 15.00*

BOOK 191 PAGE 404

STATE OF NEVADA)
 COUNTY OF ELKO) ss.
 I, JERRY D. REYNOLDS, the duly elected and
 qualified Recorder of Elko County, in the State of
 Nevada, do hereby certify that this is a true, full
 and correct copy of the instrument now on record
 in this office. IN WITNESS WHEREOF, I have
 hereunto set my hand and affixed the seal of my
 office, in Elko, Nevada this *23rd* day of *April*, 1974.
 JERRY D. REYNOLDS, COUNTY RECORDER
(Seal)