89304

RPTT PAID $495.00

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made and entered into this 19th day of September, 1983, by and between SLAGOWSKI RANCHES, INC., a Nevada corporation, Grantor, and LEO DAMELE AND SONS RANCHES, INC., a Nevada corporation, whose address is Pine Valley, Carlin, Nevada 89822, Grantee;

FILED
OCT 24 1983

W I T N E S S E T H:

That the said Grantor, for and in consideration of the sum of TEN DOLLARS ($10.00), lawful money of the United States of America, to it in hand paid by the Grantee, and other good and valuable consideration, the receipt whereof is hereby acknowledged, does by these presents, grant, bargain, sell, and convey unto the said Grantee, and to its successors and assigns, all those certain lots, pieces, or parcels of land situate, lying, and being in the County of Eureka, State of Nevada, and more particularly described as follows, to-wit:

See Exhibit "A", attached hereto and made a part hereof.

TOGETHER WITH the following for, on or appurtenant to any or all of the above-described lands:

The tenements, hereditaments and appurtenances thereunder belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits of said ranch lands.

All buildings, cow camps, fixtures, fences and improvements thereon.

All springs, wells, water and water rights adjudicated, appropriated, decreed, vested or appurtenant to each parcel including all permits, certificates, applications, proofs, logs, maps and agreements therefor, and all dams, ditches, diversions, headgates, measuring devices, ponds, reservoirs, canals, pipelines, well casings, well pumping equipment, troughs and all other means, methods, systems of using water and water rights and applying them to beneficial use on each parcel and including but not limited to all domestic water rights and irrigation water rights and all stockwater and stockwater rights for use on the described lands, and all easements, therefor and agreements relating thereto, with the right to use, maintain, clean, rebuild, and repair them by use of modern equipment and methods.

The water rights included in this sale shall include, but not be limited to the following:

A. All water rights decreed to the lands described herein by the Bartlett Decree in Civil Action No. 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

Documentary Transfer Tax $495.00
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:
Signature of declarant or agent determining tax-firm name

GOICOECHEA & DiGRAZIA, LTD.
ATTORNEYS AT LAW
BLOHM BUILDING, SUITE 200
FIFTH & IDAHO STREETS - P.O. BOX 1358
ELKO, NEVADA 89801
(702) 738-8091

Determination of the Relative Rights of Claimants and Appropriators of the Waters of the Humboldt River Stream and Tributaries", and by any subsequent court orders, judgments, or decrees amending or modifying such Bartlett Decree, including but not limited to the following:

1. The right to divert 391.11 ac. ft. of water flowing in Pine Creek for the irrigation of 138.51 acres as allotted to W.S. Yates in the 1943 "Blue Book" compilation of the Humboldt River Adjudication - Page 156, and in Proof #00305.

2. The right to divert 1,233.55 ac. ft. of water flowing in Pine Creek for irrigation of 416.74 acres as allotted to C.H. Rand in the 1943 "Blue Book" compilation of the Humboldt River Adjudication - Page 156 in Proof #00306.

3. The right to divert 172.07 ac. ft. of water from Trout Creek for the irrigation of 163.45 acres as allotted to C.H. Rand in the Humboldt River Adjudication - Page 156, and in Proof #00306.

B. The right to divert 7.848 c.f.s. of underground water from a well for the irrigation of 470.5 acres of land, and for domestic purposes, evidenced by Certificate of Appropriation of Water No. 6181 (Application No. 19123) issued by the Nevada Division of Water Resources.

All easements, rights of way and licenses benefiting or appurtenant to or used in connection with said lands, or any of them, and to the public land and state land grazing areas, including but not limited to use for access.

All corrals, fences, gates, cattleguards, culverts, stockwater troughs, water tanks, and pipelines and stockwater, irrigation and domestic water systems on said lands.

All rights, privileges, preferences, term permits and leases to graze livestock on the public lands administered by the Bureau of Land Management, based, apportioned and attached to the above-described lands or water rights or both, with all range improvements and stockwater rights on the public lands grazed pursuant to these preferences and the cooperative agreements and permits therefor.

All right, title, interest and estate Grantor has in and to all geothermal resources, geothermal energy, coal, oil, gas, oil shale, metals and minerals of every kind and nature whatsoever (including, but not limited to barium sulfate, uranium, fissionable materials, metals, tungsten, tin, lead, zinc,

copper, gold, silver and other minerals), existing upon, beneath the surface of, or within the above-described lands, and all mines thereof, with all leases, rentals, royalties, and other consideration therefor.

Together with any and all reversion and reversions Grantor may have pursuant to the Mineral Deed dated June 30, 1981, recorded July 6, 1981 in Book 96, Page 14, Official Records, Eureka County, Nevada from John D. Rand and Martha A. Rand.

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

IN WITNESS WHEREOF, the said Grantor has caused this Deed to be executed in its corporate name by its President and attested to by its Secretary, the day and year first hereinabove written.

SLAGOWSKI RANCHES, INC.,
a Nevada corporation,

By: Floyd C. Slagowski
President

ATTEST:

Billie Sue Slagowski
Secretary

STATE OF NEVADA)
: ss.
COUNTY OF ELKO)

On this 19th day of September, 1983, personally appeared before me, a Notary Public, Floyd C. Slagowski, and Billie Sue Slagowski, known to me to be the President and Secretary, respectively, of SLAGOWSKI RANCHES, INC., a Nevada corporation, that executed the within instrument and known to me to be the persons who affixed their names thereto, and who acknowledged to me that they executed the same freely and voluntarily and for the uses and purposes therein mentioned in the name of and on behalf of said corporation.

Jeri R. Date
NOTARY PUBLIC

JERI R. DATE
Notary Public - State of Nevada
Elko County, Nevada
My appointment expires Sept. 28, 1983

TOWNSHIP 30 NORTH, RANGE 50 EAST, MDB&M

Section 11: All
Section 13: All

TOWNSHIP 30 NORTH, RANGE 51 EAST, MDB&M

Section 9: SE¼NE¼
Section 17: All
Section 19: All
Section 21: All
Section 23: All
Section 25: All
Section 27: All
Section 29: All

TOWNSHIP 30 NORTH, RANGE 52 EAST, MDB&M

Section 19: All

TOWNSHIP 30 NORTH, RANGE 52 EAST, MDB&M

Section 29: S½NE¼; S½SE¼; W½

EXCEPTING THEREFROM all petroleum, oil, natural gas, and products derived therefrom, lying in or under said land as reserved by Southern Pacific Land Company, in deed recorded March 9, 1950 in Book 24, Page 42, Deed Records, Eureka County, Nevada.

FURTHER EXCEPTING THEREFROM an undivided one-half interest in and to any and all other mineral rights lying in or under said land as reserved by Oscar Rudnick, et al, in deeds recorded November 4, 1955 in Book 24, Page 471, and November 12, 1957 in Book 25, Page 188, Deed Records, Eureka County, Nevada.

PARCEL 2:

TOWNSHIP 30 NORTH, RANGE 50 EAST, MDB&M

Section 14: NE¼NW¼; NE¼SE¼; N½NE¼; SE¼NE¼
Section 24: NE¼; NE¼NW¼; NE¼SE¼

TOWNSHIP 30 NORTH, RANGE 51 EAST, MDB&M

Section 16: All
Section 18: All
Section 20: N½NE¼; SE¼NE¼; NW¼; S½

Description continued
Parcel 2 continued. . .

TOWNSHIP 30 NORTH, RANGE 51 EAST, MDB&M

Section 30: Lots 1, 3, 4, NE¼NW¼

EXCEPTING THEREFROM all minerals lying in and under said land as reserved by the United States of America in Patent, recorded November 23, 1964 in Book 6, Page 258, Official Records, Eureka County, Nevada.

PARCEL 3:

TOWNSHIP 30 NORTH, RANGE 51 EAST, MDB&M

Section 22: All
Section 24: All
Section 26: All
Section 28: All

TOWNSHIP 30 NORTH, RANGE 52 EAST, MDB&M

Section 20: NW¼NE¼; N½NW¼; SW¼NW¼; W½SW¼

TOWNSHIP 30 NORTH, RANGE 52 EAST, MDB&M

Section 30: All

EXCEPTING THEREFROM all uranium, thorium or any other material which is or may be determined to be peculiarly essential to the production of fissionable materials lying in or under said land as reserved by the United States of America in Patent recorded January 11, 1951 in Book 24, Page 112, Deed Records, Eureka County, Nevada.

PARCEL 4:

TOWNSHIP 30 NORTH, RANGE 51 EAST, MDB&M

Section 10 & 15: Portions of as follows:

A triangular tract of land beginning at the SE corner of Section 15 as Corner No. 1, the point of beginning,

thence along the South line of said Section 15 N. 89° 58' W. 8318.64 feet to Corner No. 2, the SW corner of said Section 15,

thence along the line between Section 15 & 16 North 1072.50 feet to Corner No. 3, the SW corner of Section 10,

Description continued
Parcel 4 continued. . .

thence along the line between Sections 9 & 10, N. 0° 23' W. 2565.42 feet to Corner No. 4, the W¼ corner of said Section 10,

thence S. 66° 23' 42" East 9096.97 feet to Corner No. 1 the point of beginning.

EXCEPTING FROM that portion of said land lying in Section 15, all petroleum, oil, natural gas and products derived therefrom, lying in or under said land as reserved by Southern Pacific Land Company, in deed recorded March 9, 1950 in Book 24, Page 42, Deed Records, Eureka County, Nevada.

EXCEPTING FROM that portion of said land lying in Section 10, all uranium, thorium or any other material which is or may be determined to be peculiarly essential to the production of fissionable materials lying in or under said land as reserved by the United States of America in Patent recorded January 11, 1951 in Book 24, Page 112, Deed Records, Eureka County, Nevada.

FURTHER EXCEPTING FROM that portion of said land lying in Section 15, an undivided one-half interest in and to any and all other mineral rights lying in or under said land as reserved by Oscar Rudnick, et al, in deed recorded November 4, 1955 in Book 24, Page 478, Deed Records, Eureka County, Nevada.

FURTHER EXCEPTING FROM said land all mineral rights, oil or gas lying in or under said land as reserved by Battista Tomera, Jr., and George Tomera in deed recorded February 27, 1979 in Book 69, Page 254, Official Records, Eureka County, Nevada.

PARCEL 5:

TOWNSHIP 30 NORTH, RANGE 50 EAST, MDB&M

Section 14: SW¼NE¼

TOWNSHIP 30 NORTH, RANGE 51 EAST, MDB&M

Section 20: SW¼NE¼

TOWNSHIP 30 NORTH, RANGE 52 EAST, MDB&M

Section 16: SW¼; SE¼NW¼
Section 20: NE¼NE¼; S½NE¼; SE¼NW¼; SE¼; E½SW¼

Description continued.
Parcel 5 continued. . .

TOWNSHIP 30 NORTH, RANGE 52 EAST, MDB&M

Section 21: NW¼; W½SW¼
Section 28: S½S½
Section 29: N½NE¼; N½SE¼

RECORDED AT REQUEST OF
FRONTIER TITLE COMPANY
BOOK 114 PAGE 395

83 SEP 30 A10: 45

OFFICIAL RECORDS
EUREKA COUNTY, NEVADA
M.N. REBALEATI, RECORDER
FILE NO. 89304
FEE $ 11.00

State of Nevada, } ss.
County of Eureka

I, Michael Rebaleati, County Recorder of Eureka County, State of Nevada, do hereby certify that the annexed is a full, true and correct copy of FILE NO. 89304 - GRANT, BARGAIN AND SALE DEED - SLAGOWSKI RANCHES, INC., GRANTOR - LEO DAMELE AND SONS RANCHES, INC., GRANTEE.

as appears as of record and on file in my office, Recorded in Book 114 of OFFICIAL RECORDS Pages 395-401.

IN TESTIMONY WHEREOF, I Have hereunto set my hand officially and affixed the Seal of said office,

at my office in the town of Eureka, this 13TH day

of OCTOBER, A.D. 19 83.

Michael Rebaleati, County Recorder.

Michael Rebaleati, Eureka County, Eureka, Nevada.