DOCUMENTARY TRANSFER TAX $ 880.00
COMPUTED ON FULL VALUE OF PROPERTY CONVEYED, OR COMPUTED ON FULL VALUE LESS LIENS AND ENCUMBRANCES REMAINING AT TIME OF SALE.
Signature of Declarant or Agent determining tax. Firm Name

80943

FILED
FEB 16 1983
STATE ENGINEER'S OFFICE

GRANT, BARGAIN AND SALE DEED TO JOINT TENANTS

THIS INDENTURE, made and entered into this 30th day of June, 1981, by and between RAND & SON, INC., a Nevada corporation, Grantor, and JOHN D. RAND and MARTHA A. RAND, his wife, whose address is Pine Valley, Carlin, NV 89822, Grantees;

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 Grantees, and other good and valuable consideration, the receipt whereof is hereby acknowledged, does by these presents grant, bargain, sell, and convey unto the said Grantees, as joint tenants with right of survivorship and not as tenants in common, and their assigns, and the heirs, executors, administrators, and assigns of the survivor forever, 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 all buildings and improvements situate thereon.

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.

TOGETHER WITH all fences, corrals, buildings, and other improvements thereon or used in connection therewith.

TOGETHER WITH all existing easements and rights of way benefitting the above-described real property, including, but not limited to, all easements and rights of way for ingress and egress to said property.

TOGETHER WITH all rights, privileges, interest, permits, and licenses to graze livestock upon the public domain which are based upon or used in connection with the operation of said ranch property.

TOGETHER WITH any and all rights in any range improvement project or cooperative agreements constructed on the public domain in cooperation with the Bureau of Land Management, and all of the Grantors' right in and to any and all other corrals, improvements, or structures located on the public domain.

TOGETHER WITH all water, water rights, rights to the use of water, dams, ditches, canals, pipelines, reservoirs, springs, wells, pumps, pumping stations, engines, rights of way, 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, stock watering, domestic, or any

GOICOECHEA, DIGRAZIA & MARVEL
ATTORNEYS AT LAW
BLOHM BUILDING, SUITE 500
FIFTH & IDAHO STREETS - P.O. BOX 1286
ELKO, NEVADA 89801
(702) 738-8091

other use, or for the drainage of all or any part of said lands, including vested water rights, permitted water rights, and certificated water rights issued by the State Engineer's Office of the State of Nevada, together with all certificates of appropriation, and any and all applications to appropriate the waters of the State of Nevada, which are appurtenant to the above described real property, or any part thereof, or used or enjoyed in connection therewith; and together with all stock watering rights vested, certificated, or permitted now or heretofore, or hereafter used in connection with the use of said lands or public domain grazing lands, including all stock watering sources located on the above-described real property or on any public domain on other lands, but used in connection with the foregoing described lands or the grazing permits and privileges hereinbefore described. Said water rights include, but are not necessarily limited to those permits, certificates of appropriation and proofs of appropriation, and decreed water rights described in Exhibit B attached hereto and made a part hereof.

TOGETHER WITH all minerals, mineral deposits, mineral rights, oil, gas, and geothermal resources of whatever kind, character, or description, in, on, or under the above-described real property, or any portion thereof.

SUBJECT TO all road and utility easements, and any and all other easements and rights of way of record.

TO HAVE AND TO HOLD the said premises to the Grantees, as joint tenants with right of survivorship and not as tenants in common, their assigns, and the heirs, executors, administrators, and assigns of the survivor, forever.

IN WITNESS WHEREOF, the said Grantor has executed this Deed the day and year first hereinabove written.

RAND & SON, INC.

By: William C. Rand
President

ATTEST:

Loretta M. Rand
Secretary

STATE OF NEVADA)
) ss.
COUNTY OF ELKO)

On this 30th day of June, 1981, personally appeared before me, a Notary Public, William C. Rand and Loretta M. Rand, known to me to be the President and Secretary, respectively, of RAND & SON, INC., 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.

DORIS A. BARONE
Notary Public - State of Nevada
Elko County, Nevada
My commission expires Sept. 24, 1981

Doris A. Barone
NOTARY PUBLIC

COECHEA, DiGRAZIA & MARVEL
ATTORNEYS AT LAW
ELKO, NEVADA 89801
(702) 738-8091

BOOK 096 PAGE 002

EXHIBIT A

A parcel of land situated in the County of Eureka, State of Nevada, according to the Official plat of the survey of said Section on file in the office of the Bureau of Land Management, more particularly described as follows:

TOWNSHIP 30 NORTH, RANGE 50 EAST, MDB&M

SECTION 11: ALL
SECTION 13: ALL
SECTION 14: NE¼; NE¼NW¼; NE¼SE¼
SECTION 24: NE¼; NE¼NW¼; NE¼SE¼

TOWNSHIP 30 NORTH, RANGE 51 EAST, MDB&M

SECTION 9: SE¼NE¼
SECTION 10 & 15:

Portion off as follows:
A triangular tract of land beginning at the SE corner of Section 15 as Corner #1, the point of beginning,

thence along the South line of said Section 15 N. 89°58' W. 8318.64 feet to Corner #2, the SW corner of said Section 15,

thence along the line between Sections 15 & 16 North 1072.50 feet to Corner # 3, the SW corner of Section 10.

thence along the line between Sections 9 & 10, N. 0°23' W. 2565.42 feet to Corner #4, the W¼ corner of said Section 10.

thence S. 66°23'42" E. 9096.97 feet to Corner # 1 the point of beginning, containing 347.148 acres more of less.

SECTION 16: All
SECTION 17: All
Section 18: All
Section 19: All
Section 20: All
Section 21: All
Section 22: All
Section 23: All
Section 24: All
Section 25: All
Section 26: All
Section 27: All
Section 28: All
Section 29: All

TOWNSHIP 30 NORTH, RANGE 52 EAST, MDB&M

Section 16: SW¼; SE¼NW¼
Section 19: All
Section 20: All

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ATTORNEYS AT LAW
BLOHM BUILDING, SUITE 200
[illegible]
ELKO, NEVADA 89801
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LEGAL DESCRIPTION CONTINUED

TOWNSHIP 30 NORTH, RANGE 52 EAST, MDB&M

Section 21:	NW¼; W½SW¼ ✓
Section 28:	S½S½ ✓
Section 29:	All ✓
Section 30:	All ✓

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ATTORNEYS AT LAW
ELKO, NEVADA 89801

EXHIBIT B

A. The State of Nevada, Certificate of Appropriation of Water, Application No. 19123, Certificate No. 6181.

B. 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 Determination of the Relative Rights of Claimants and Appropriators of the Waters of the Humboldt River Stream System and Tributaries," and by any subsequent court orders, judgments, or decrees amending or modifying such Bartlett Decree.

RECORDED AT REQUEST OF
Pioneer Escrow Services of Nevada
BOOK 96 PAGE 1

81 JUL 6 P4:28

OFFICIAL RECORDS
ELKO COUNTY NEVADA
WILLIS A. DEPAOLI RECORDER
FILE NO. 80943
FEE 8.00

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BLOOMS BUILDING, SUITE 200
FIFTH & IDAHO STREETS - P. O. BOX 1286
ELKO, NEVADA 89801
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STATE OF NEVADA)
) ss
COUNTY OF EUREKA)

This is to certify that the foregoing document is a full, true and correct copy of FILE NO. 80943, GRANT, BARGAIN AND SALE DEED TO JOINT TENANTS - RAND & SON, INC., GRANTOR - JOHN D. RAND, ET UX, GRANTEE.

as appears of record in the Office of the County Recorder, Eureka County, Nevada, recorded in Book 96 of OFFICIAL RECORDS pages 1-5.

WITNESS MY HAND AND SEAL THIS
4TH DAY OF FEBRUARY, 1982.
WILLIS A. DEPAOLI, County Recorder
By Alice Sara,
Deputy