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FILED
FEB 16 1983
STATE ENGINEER'S OFFICE

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made and entered into this 1st day of October, 1981, by and between JOHN D. RAND and MARTHA A. RAND, his wife, Grantors, and SLAGOWSKI RANCHES, INC., a Nevada corporation, whose address is Pine Valley, Carlin, NV 89822, Grantee;

W I T N E S S E T H:

That the said Grantors, 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 Grantee, and other good and valuable consideration, the receipt whereof is hereby acknowledged, do by these presents grant, bargain, sell, and convey unto the said Grantee, 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 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 other use, or for the drainage of all or any part of said land, including vested water rights, permitted water rights, and certified water rights issued by the State Engineer's Office of the State of Nevada, together with

DOCUMENTARY TRANSFER TAX $ —0—
☐ 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:
Goicoechea, DiGrazia & Marvel
Robert B. Marvel
SIGNATURE OF DECLARANT OR AGENT DETERMINING TAX-FIRM NAME

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

(6)

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.

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 Grantee, its successors and assigns, forever.

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

John D. Rand
JOHN D. RAND

Martha A. Rand
MARTHA A. RAND

STATE OF NEVADA)
) ss.
COUNTY OF ELKO)

On this 1st day of October, 1981 personally appeared before me, a Notary Public, JOHN D. RAND, who acknowledged to me that he executed the foregoing instrument.

Robert B. Goicoechea
NOTARY PUBLIC

ROBERT B. GOICOECHEA
Notary Public - State of Nevada
Elko County, Nevada
Appointment expires December 6, 1984

STATE OF NEVADA)
) ss.
COUNTY OF ELKO)

On this 1st day of October, 1981, personally appeared before me, a Notary Public, MARTHA A. RAND, who acknowledged to me that she exeucted the foregoing instrument.

Robert B. Goicoechea
NOTARY PUBLIC

ROBERT B. GOICOECHEA
Notary Public - State of Nevada
Elko County, Nevada
Appointment expires December 6, 1984

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BOOK 099 PAGE 162

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 Section 15 & 16 North 1072.50 feet to Corner #3, the SW corner of Section 10.

thence along the line between Section 9 & 10, N 0° 23' W. 2565.42 feet to Corner #4, the W 1/4 corner of said Section 10.

thence S. 66° 23' 42" East 9096.97 feet to Corner #1 the point of beginning, containint 347.148 acres more or 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

TOWNSHIP 30 NORTH, RANGE 52 EAST, MDB&M

Section 21:	NW¼W½SW¼
Section 28:	S½S½
Section 29:	All
Section 30:	All

TOWNSHIP 30 NORTH, RANGE 51 EAST, MDB&M

Section 30:	Lots 1, 3, 4, NE¼NW¼

BOOK 099 PAGE 164

EXHIBIT 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, including but not limited to the following:

(1) The right to divert 351.15 ac. ft. of water flowing in Pine Creek for the irrigation of 125.19 acres as alloted to W.S. Yates in the Bartlett Decree issued out of the Sixth Judicial District Court of the State of Nevada, in and for the County of Humboldt. Action No. 2804 in the Humboldt River Adjudication - Page 156.

(2) The right to divert 1,233.55 ac. ft. of water flowing in Pine Creek for irrigation of 416.74 ac. as allotted to C.H. Rand in the Bartlett Decree issued out of the Sixth Judicial District Court of the State of Nevada in and for the County of Humboldt Action No. 2804 in the Humboldt River Adjudication - Page 156.

(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 Bartlett Decree issued out of the Sixth Judicial District Court of the State of Nevada in and for the County of Humboldt Action No. 2804 in the Humboldt River Adjudication - Page 156.

RECORDED AT REQUEST OF
Goicoechea, DiGrazia & Marvel
BOOK 99 PAGE 161

81 NOV 2 A 8:45

OFFICIAL RECORDS
EUREKA COUNTY, NEVADA
WILLIS A. DEPAOLI-RECORDER
FILE NO. 82376
FEE $ 8.00

GOICOECHEA, DiGRAZIA & MARVEL, LTD.
ATTORNEYS AT LAW
BLOHM BUILDING, SUITE 200
FIFTH & IDAHO STREETS - P. O. BOX 1388
ELKO, NEVADA 89801
(702) 738-8091

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. 82376, GRANT, BARGAIN AND SALE DEED - JOHN D. RAND, ET UX, GRANTOR - SLAGOWSKI RANCHES, INC., GRANTEE.

as appears of record in the Office of the County Recorder, Eureka County, Nevada, recorded in Book 99 of OFFICIAL RECORDS pages 161-165.

WITNESS MY HAND AND SEAL THIS
13TH DAY OF NOVEMBER, 19 81.
WILLIS A. DEPAOLI, County Recorder
By Alice Sara,
Deputy