

179707

241 531

After recording, return Deed to Grantee at the following address:
Humboldt Feeding, Inc.
P.O. Box 1298
Hollister, California 95024

740,000

Assessor's Parcel Nos. 67-111-46
67-021-71
RPT #330.00

GRANT, BARGAIN AND SALE DEED

For value received, McDougal Livestock Company, a California corporation, as "Grantor," hereby grants, bargains, and sells to Humboldt Feeding, Inc., a Delaware corporation, as "Grantee," the real property situate in the County of Pershing, State of Nevada, more particularly described as follows:

Parcel 1

Parcel A of that certain Parcel Map for McDOUGAL LIVESTOCK COMPANY being a portion of Section 15, Township 27 North, Range 31 East, M.D.B.&M., filed in the office of the Pershing County Recorder on May 9, 1989, under File No. 173839, Pershing County, Nevada.

63.74

Parcel 2

Parcel C of that certain Parcel Map for McDOUGAL LIVESTOCK COMPANY being a portion of Section 15, Township 27 North, Range 31 East, M.D.B.&M., filed in the office of the Pershing County Recorder on February 15, 1990, under File No. 179585, Pershing County, Nevada.

21.64

Parcel 3

Parcel A of that certain Parcel Map for McDOUGAL LIVESTOCK COMPANY lying within the NW $\frac{1}{4}$ of Section 22, Township 27 North, Range 31 East, M.D.B.&M., filed in the office of the Pershing County Recorder on July 2, 1984, under File No. 137735, Pershing County, Nevada.

*2049
18,792*

Except for the reservations and exceptions expressly set forth herein, the above-described real property is conveyed to the Grantee together with all tenements, hereditaments, and appurtenances of the above-described real property, and the rents, issues, and profits thereof. The water rights appurtenant to the above-described property are being conveyed to Grantor by separate deed of this same date.

The above-described real property is conveyed subject to the following liens and encumbrances:

1. General and special county taxes and assessments for the fiscal year July 1, 1988 through June 30, 1989, including personal property taxes and any district assessments collected therewith;
2. Covenants, conditions, restrictions, reservations, rights, rights-of-way, and easements, if any, now of record or of which the Grantee has actual or constructive knowledge, if any, affecting the use and occupancy of the above-described real property;

WALTER P. ELY, PUBLIC NOTARY, COUNTY OF PERSHING, STATE OF NEVADA

3. Rights-of-way for any existing roads, canals, ditches, drain ditches, pipe, pole or transmission lines traversing the above-described real property;

4. An easement for public roadway and rights incidental thereto granted to the County of Humboldt, of the State of Nevada, pursuant to a document recorded June 18, 1932 in Book 38, Page 297, of Official Records, Humboldt County, Nevada;

5. The lien of any deferred taxes should the above-described real property be converted to a higher use as disclosed by that certain application for Agricultural Use Assessment recorded October 5, 1983 in Book 152, Page 152, as Document No. 134526, of Official Records, Pershing County, Nevada;

6. Deficiency and quantity of ground, boundary line disputes, overlaps, encroachments, unrecorded easements and any matters not of record which would be disclosed by an accurate survey of the property;

7. The easement for ingress, egress, and right-of-way over the existing roadways located on the real property described above as Parcel 2 which is being excepted and reserved by Grantor pursuant to this Grant, Bargain and Sale Deed.

8. The easement for the free flow of water through the existing ditches located on the real property described above as Parcel 1 and Parcel 2 which is being excepted and reserved by Grantor pursuant to this Grant, Bargain and Sale Deed.

Grantor hereby reserves and excepts an easement of ingress, egress, and right-of-way over all existing roadways located on Parcel 2 of the above-described property and an easement for the free flow of water through the ditches located on Parcel 1 and Parcel 2 of the above-described property, as said ditches are depicted on the map, attached hereto as Exhibit A. The easements excepted and reserved by Grantor pursuant hereto shall be perpetual and non-exclusive and for the benefit of and appurtenant to the parcels of real property owned by the Grantor located in the County of Pershing, State of Nevada, more particularly described on Exhibit B attached hereto and incorporated herein by reference, which parcels are hereinafter referred to as the "Dominant Parcels." As used herein, the term "Servient Parcels" shall mean Parcel 2 of the above-described property with respect to the easement of ingress, egress, and right-of-way, and Parcel 1 and Parcel 2 of the above-described property with respect to the easement for the free flow of water through existing ditches.

Grantor acknowledges and agrees that the use of the roadways by Grantor pursuant to the reserved easement of ingress, egress, and right-of-way shall be limited to the use which is necessary to use the Dominant Parcels for agricultural purposes. Any change in the use of, or the erection and occupancy of any residential or commercial improvement on, any one or more of the Dominant Parcels by the Grantor shall provide the Grantee with the power to terminate the reserved easement of ingress, egress, and right-of-way with respect to any Dominant Parcel which is being so used.

Grantee hereby covenants and agrees to maintain in good and useable condition, at the sole cost and expense of the Grantee, all roadways which are the subject of the easement of ingress, egress, and right-of-way reserved hereby.

The easement, covenants, and reservations described herein shall run with the title to the Dominant Parcels and the Servient

NOT RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF PERSHING, NEVADA

Parcels of real property conveyed to Grantee pursuant hereto, and shall constitute benefits to and burdens of the respective owners of such parcels, and their heirs, successors, and assigns.

Dated this 26th day of February, 1990.

GRANTOR

McDougal Livestock Company

By Richard A. McDougal
Richard A. McDougal, President

GRANTEE

Humboldt Feeding, Inc.

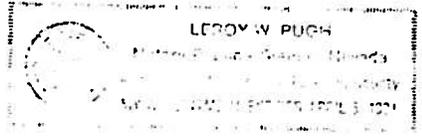
By Douglas M. White
Douglas M. White, President

WALTER H. AUSTIN, MAURICE DAVIS, GUY LEE & KENNETH A. HUGHES, ATTORNEYS AT LAW, 177 N. NEVADA

STATE OF NEVADA)
COUNTY OF PERMITS) ss.

On this 26th day of February, 1990, personally appeared before me, a Notary Public, Richard A. McDougal, personally known or proved to me to be the President of McDougal Livestock Company, who acknowledged that he executed the foregoing Deed in his capacity and within his authority as President of said corporation, and that said corporation executed the Deed.

Leroy W. Pugh
Notary Public



STATE OF NEVADA)
COUNTY OF PERMITS) ss.

On this 26th day of February, 1990, personally appeared before me, a Notary Public, Douglas M. White, personally known to me or proved by satisfactory evidence to be the President of Humboldt Feeding, Inc., who acknowledged that he executed the foregoing Deed in his capacity and within his authority as President of said corporation, and that said corporation executed the Deed.

Leroy W. Pugh
Notary Public



EXHIBIT A

SUMMARY CERTIFICATE

1. I am a duly licensed Professional Land Surveyor in the State of Nevada and am duly sworn to the laws thereof by me or under my direct supervision of the Institute of Professional Land Surveyors.

2. The lands surveyed are situated within Section 15, T. 27N., R. 31E., M.D.B. 6N., Pershing County, Nevada.

3. This plat complies with applicable state and local ordinances.

4. I have caused to be attached to this plat a true and correct copy of the certificate shown and return the positions indicated herein.



1. I have caused to be attached to this plat a true and correct copy of the certificate shown and return the positions indicated herein.

2. I have caused to be attached to this plat a true and correct copy of the certificate shown and return the positions indicated herein.

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NOTICE TO PUBLIC CERTIFICATE

State of Nevada
County of Pershing

On this 15th day of January, 1980, Robert C. Leung, a duly licensed Professional Land Surveyor in the State of Nevada, and I, the undersigned, have caused to be attached to this plat a true and correct copy of the certificate shown and return the positions indicated herein.

NOTICE TO PUBLIC CERTIFICATE

State of Nevada
County of Pershing

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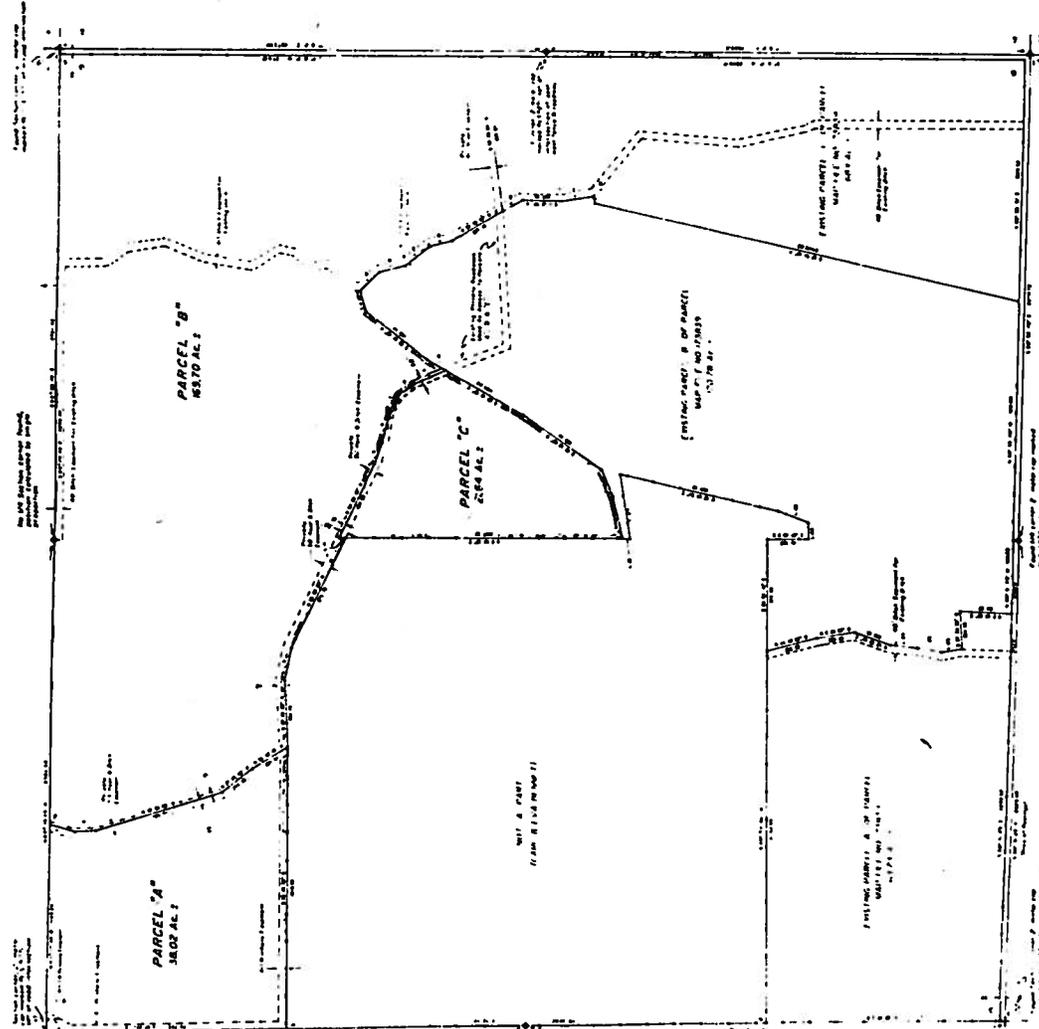
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SECTION 15
T. 27N., R. 31E.
M.D.B. 6N.

LINE	BEARING	DISTANCE	AREA
1	N 0° 00' 00" E	1000.00	1000.00
2	S 90° 00' 00" E	1000.00	1000.00
3	S 0° 00' 00" W	1000.00	1000.00
4	N 90° 00' 00" W	1000.00	1000.00
5	N 0° 00' 00" E	1000.00	1000.00



PARCEL MAP FOR

MEDDUGAL LIVESTOCK COMPANY

WITHIN SECTION 15
T. 27N., R. 31E., M.D.B. 6N.
PERSHING COUNTY, NEVADA

Richard C. Leung
Professional Land Surveyor
No. 12389

EXHIBIT B
"Dominant Parcels"

The following parcels of real property situate in the County of Pershing, State of Nevada, more particularly described as follows:

Parcel 1

Parcel C of that certain Parcel Map for McDOUGAL LIVESTOCK COMPANY being a portion of Section 15, Township 27 North, Range 31 East, M.D.B.&M. filed in the office of the Pershing County Recorder on May 9, 1989 as File No. 173839, Pershing County, Nevada.

68.11

Parcel 2

Fields A and B of that certain Parcel Map for McDOUGAL LIVESTOCK COMPANY being a portion of Section 15, Township 27 North, Range 31 East, M.D.B.&M. filed in the office of the Pershing County Recorder on February 15, 1990 as File No. 179585, Pershing County, Nevada.

Parcel 3

All of Section 9, Township 27 North, Range 31 East, M.D.B.&M.

640

Parcel 4

The portion of Section 10, Township 27 North, Range 31 East, M.D.B.&M. currently owned by the Grantor.

80

Parcel 5

The portion of Section 16, Township 27 North, Range 31 East, M.D.B.&M. currently owned by the Grantor.

280

STATE OF NEVADA, COUNTY OF PERSHING, DISTRICT CLERK

THE FOREGOING DOCUMENT IS A FULL TRUE AND CORRECT COPY OF THE RECORD IN BOOK 241 PAGE 531 IN THE OFFICE OF COUNTY RECORDER PERSHING COUNTY, NEVADA

WITNESS MY HAND AND SEAL THIS 27 DAY OF March, 1991
JOHN LACA, COUNTY RECORDER
BY *[Signature]* DEPUTY

INDEXED
179707
DEF. 5
COUNTY RECORDER
PERSHING COUNTY, NEVADA
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