

WHEN RECORDED MAIL TO GRANTEE:  
5255 S. Valley View  
Las Vegas, NV 89117

**CERTIFIED COPY**  
The foregoing document is a full, true  
and correct copy of the record in the  
Office of County Recorder White Pine  
County, Nevada.

Witness my hand and seal this

15<sup>th</sup> day of December, 1994

Darleen J. Mason, County Recorder

*[Signature]*  
County Recorder

Documentary Transfer Tax \$ 403.00  
 Complete and correct copy of the property conveyed; or  
 Mortgage or other lien or other encumbrances re-  
sisting the record of the transfer.  
Signature of declarant or agent determining  
tax-firm name

**GRANT, BARGAIN AND SALE DEED**

FOR VALUABLE CONSIDERATION RECEIVED, Daniel H. Russell and  
Roberta A. Russell, herein referred as "Grantors", grant, bargain and sell to RAPONE  
FAMILY TRUST, Augustine P. Rapone, Trustee of the Rapone Family Trust dated August  
22, 1989, its heirs and assigns, hereinafter referred to as "Grantee", accordingly, forever, the  
ranch property located in the unincorporated area of the White Pine County, State of Nevada,  
described as follows:

The land referred to herein is situated in the State of Nevada, County of White  
Pine, described as follows:

TOWNSHIP 18 NORTH, RANGE 54 EAST, M.D.B. & M.

Section 1: N1/2, NE1/4; SE1/4, NE1/4;

*H.W.*

TOWNSHIP 19 NORTH, RANGE 54 EAST, M.D.B. & M.

Section 26: S1/2, SE1/4;

Section 35: N1/2, NE1/4;

Section 36: E1/2, SW1/4; S1/2, SE1/4;

TOWNSHIP 18 NORTH, RANGE 55 EAST, M.D.B.&M.

Section 6: SW1/4, NW1/4; W1/2, SE1/4;

Section 7: N1/2, NE1/4;

EXCEPTING FROM Section 1, TOWNSHIP 18 NORTH, RANGE 54 EAST, M.D.B.&M.,  
and from SW1/4 NW1/4 of Section 6, TOWNSHIP 18 NORTH, RANGE 55 EAST,  
M.D.B.&M., all coal and other minerals lying in and under said land as reserved by the  
United States of America in Patent recorded September 9, 1965, in Book 276, Page 353, Real  
Estate Records, White Pine County, Nevada.

Together with the following on or appurtenant to each parcel:

All buildings, and real property fixtures of Grantors thereon.

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3-29-04

All springs, wells, water, water rights and stockwater rights applied for, appropriated for, appurtenant to or decreed to said land, or any portion thereof; all applications, proofs, permits, maps and certificates relating to such water and water rights; all dams, ditches, diversions, licenses, easements, pipelines, structures, measuring devices, headgates, culverts, ponds, and reservoirs; all easements, devices and controls used to apply such water and water rights to beneficial use and for the repair, cleaning, replacement and maintenance of any or all of such facilities and improvements by the use of modern equipment and methods and for access thereto; and all stockwater equipment, facilities, troughs, tanks, pumps, reservoirs, ponds, and other stockwater improvements on said lands conveyed herein.

All easements, rights of way and licenses appurtenant to or used in conjunction with said land.

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

All right, title, interest and estate Grantors have in and to all geothermal resources, geothermal energy, coal, oil, gas oil shales and minerals of every kind and nature whatsoever (including, but not limited to, barium sulfate, uranium, fissionable materials, metals, and other minerals), existing upon, beneath the surface of, or within the above described lands, and all mines thereof, with all leases of Grantor's interest therein, and all rentals, royalties, and other future consideration payable to Grantors therefor.

**RESERVING:**

To Grantors any and all Federal grazing privileges which may include as base property the property conveyed herein.

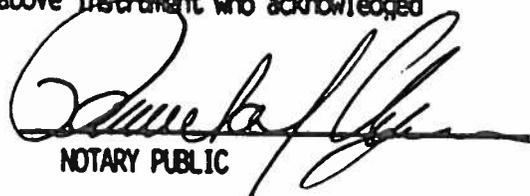
**SUBJECT TO:**

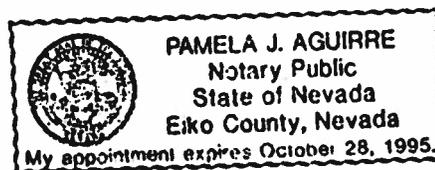
1. All conditions, encroachments, planning, codes, laws, zoning, ordinances, restrictions and regulations, if any, which apply to the property.
2. All legal and valid rights of way, easements, licenses, privileges, reservations, oil and gas leases and mineral leases set forth in that certain Preliminary Title Report (Order No. 94211232, except exceptions to title referenced in items 1 through 6, 14 through 16, and 19 through 24).
3. Agricultural use property tax assessment under the so-called "Greenbelt" agricultural property tax law of Nevada.
4. Any mining claims, mill site, tunnel claims on the property.



STATE OF NEVADA )  
COUNTY OF ELKO ) SS.

on July 15, 1994 personally appeared before me, a notary public,  
Daniel A. Russell and Roberta A. Russell personally known or proved to me to  
be the person(s) whose name(s) are/is subscribed to the above instrument who acknowledged  
that he executed the instrument.

  
NOTARY PUBLIC



287207

FEE \$10.00 FILE #287207  
FILED FOR RECORD  
AT THE REQUEST OF

Frontier Title Co.  
'94 JUL 19 P4:02

RECORDED IN BOOK 225 PAGES 236-239  
DARLEEN J. MOORE  
WHITE PINE COUNTY RECORDER

K4

Real Property Transfer Tax = \$403.00