

RPIT \$ EXEMPT

### GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That MEADOW VALLEY PROPERTIES, a general partnership

in consideration of \$ 10.00 the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to Orlando Epp

all that real property situate in the \_\_\_\_\_ County of Lincoln State of Nevada, bounded and described as follows:

An undivided .1866% percent interest in and to the real property described in Exhibit "A" attached hereto and incorporated herein.

This transfer is exempt from any real property transfer tax (NRS 375.010 et. seq.) pursuant to the provisions of NRS 375.090(3).

*Michael E. Buckley*

Michael E. Buckley for  
Jones, Jones, Bell, Close & Brown, L

Together with all and singular the tenements, hereditaments and appurtenances therunto belonging or in anywise appertaining.

Witness my hand this 21st day of December 1979

MEADOW VALLEY PROPERTIES  
BY: M.A. WOOD COMPANIES, INC., Managing  
*Mark A Wood* Partner  
Mark A Wood, President

STATE OF \_\_\_\_\_  
County of Clark  
On this 21st day of December 1979  
personally appeared before me, a Notary Public in and for said  
County and State, Mark A Wood

ESCROW NO. \_\_\_\_\_  
WHEN RECORDED MAIL TO: Jones, Jones, Bell, Close  
& Brown, 300 South Fourth Street, Suite 700,  
Las Vegas, Nevada 89101

66701

NOTARY PUBLIC OF  
MICHAEL E. BUCKLEY  
DEC. 28. 1979  
20 12  
P 34  
180

*Orlando Epp*

known to me to be the person described in and who executed the foregoing instrument, who acknowledged to me that he executed the same freely and voluntarily and for the uses and purposes therein mentioned.

*Michael E. Buckley*  
Notary Public in and for said County and State.



Notary Public, State of Nevada  
CLARK COUNTY  
Michael E. Buckley  
My Appointment Expires Oct. 16, 198

Lincoln County

EXHIBIT "A"

The Southwest Quarter (SW $\frac{1}{4}$ ) of the Northwest Quarter (NW $\frac{1}{4}$ ) and the Northwest Quarter (NW $\frac{1}{4}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) of Section 19, Township 4 South, Range 67 East, M.D.B. & M.; the Southeast Quarter (SE $\frac{1}{4}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ); the North Half (N $\frac{1}{2}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) and the Southeast Quarter (SE $\frac{1}{4}$ ) of the South West Quarter (SW $\frac{1}{4}$ ) of Section 24, Township 4 South, Range 66 East, M.D.B. & M.; the Northwest Quarter (NW $\frac{1}{4}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ); the South Half (S $\frac{1}{2}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) in Section 25, Township 4 South, Range 66 East, M.D.B. & M.

The East Half (E $\frac{1}{2}$ ) of the Northwest Quarter (NW $\frac{1}{4}$ ) and the Southwest Quarter (SW $\frac{1}{4}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) and the North Half (N $\frac{1}{2}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) and the Northwest Quarter (NW $\frac{1}{4}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) in Section 25, Township 4 South, Range 66 East, M.D.B. & M.; the East Half (E $\frac{1}{2}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) of Section 26, the East Half (E $\frac{1}{2}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ), the Southwest Quarter (SW $\frac{1}{4}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) and the Northwest Quarter (NW $\frac{1}{4}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) of Section 35, the Northwest Quarter (NW $\frac{1}{4}$ ) of the Northwest Quarter (NW $\frac{1}{4}$ ) of Section 36, all in Township 4 South, Range 66 East, M.D.B. & M.

All of the Northwest Quarter (NW $\frac{1}{4}$ ); the North Half (N $\frac{1}{2}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) and the Southwest Quarter (SW $\frac{1}{4}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) all in Section 18, Township 4 South, Range 67 East, M.D.B. & M.; the Northwest Quarter (NW $\frac{1}{4}$ ) of the Northwest Quarter (NW $\frac{1}{4}$ ) of Section 19, Township 4 South, Range 67 East, M.D.B. & M.; the East Half (E $\frac{1}{2}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) and the Southwest Quarter (SW $\frac{1}{4}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) of Section 24, Township 4 South, Range 66 East, M.D.B. & M.; the Northeast Quarter (NE $\frac{1}{4}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) of Section 24, Township 4 South, Range 66 East, M.D.B. & M.; the Southwest Quarter (SW $\frac{1}{4}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ), the Southeast Quarter (SE $\frac{1}{4}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ), the East Half (E $\frac{1}{2}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) and the West Half (W $\frac{1}{2}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) of Section 7, Township 4 South, Range 67 East, M.D.B. & M.

Excepting therefrom that certain parcel of land described as follows:

The East Half (E $\frac{1}{2}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) and the Southwest Quarter (SW $\frac{1}{4}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) of Section 13, Township 4 South, Range 66 East, M. D. B. & M., and all that portion of the West Half (W $\frac{1}{2}$ ) of Section 13, Township 4 South, Range 67 E. M. D. B. & M., lying West of State Highway No. 55 and all that portion of the West Half (W $\frac{1}{2}$ ) of the Northwest Quarter (NW $\frac{1}{4}$ ) of Section 19, Township 4 South, Range 67 East, 1st West of State Highway No. 55 and the East Half (E $\frac{1}{2}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) and Southeast Quarter (SE $\frac{1}{4}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) of Section 24, Township 4 South, Range 66 East, M. D. B. & M., and that portion of the Southeast Quarter (SE $\frac{1}{4}$ ) of Section 24, Township 4 South, Range 66 East, M. D. B. & M., lying West of State Highway No. 55 and all that portion of the East Half (E $\frac{1}{2}$ ) of the Northwest Quarter (NW $\frac{1}{4}$ ) of Section 25 Township 4 South, Range 66 East, M. D. B. & M., lying West of the Poin Pacific Railroad right of way.

Excepting therefrom that portion of the above described land heretofore conveyed to the Incorporated City of Caliente by Deed recorded in Book "L-1" of R.E. Deeds, page 345.

Also excepting therefrom that portion of the above described land heretofore conveyed to Lincoln County Post No. 23 American Legion, the Hugh Jacobson Post No. 7114 V.F.W. and Barracks No. 2287 Veterans of World War I of U.S.A., by Deed recorded in Book "L-1" of R.E. Deeds at page 346.

Also excepting that portion of the above described land heretofore conveyed to Ronal Young and Betty Young, husband and wife by Deed recorded in Book "K-1" of Real Estate Deeds at page 356.

Also, except that portion conveyed to the United States of America by Deed recorded July 26, 1963 in Book "H-1" of Real Estate Deeds at page 163.

Also except that portion conveyed to Ronal Young et ux by Deed recorded September 3, 1961 in Book "H-1" of R.E. Deeds at page 440.

Also except those portions conveyed to The Board of Co. Commissioners by Deed recorded May 27, 1936 in Book "E-1" of R.E. Deeds at page 91 and recorded May 27, 1936 in Book "E-1" of R.E. Deeds at page 90.

Also except an undivided 1/2 interest in that portion of the Southwest Quarter (SW $\frac{1}{4}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) of said Section 7 lying within the Meadow Valley Wash.

Lincoln County

Also except that portion of the Southwest Quarter (SW<sup>1</sup>/<sub>4</sub>) of the Southeast Quarter (SE<sup>1</sup>/<sub>4</sub>) of said Section 7 lying South of U.S. Highway 93.

Also except that portion of Section 7 beginning at a point on the East boundary of the Northwest Quarter (NW<sup>1</sup>/<sub>4</sub>) of the Southeast Quarter (SE<sup>1</sup>/<sub>4</sub>) of Section 7, Township 4 South, Range 67 East, N.D.B. 6N., a point common with the Southwest corner of the Holt Addition to the City of Caliente, Nevada thence South 44°29' West 208.71 feet; thence North 45°3' West 208.71 feet; thence North 44°29' East 422.10 feet; thence South 00°07' West 298.49 feet to the Point of Beginning.

Except the interest in that portion of said land conveyed to County of Lincoln State of Nevada by Deed recorded January 6, 1975 in Book "12" of Official Records at page 441.

Excepting from the entire of the above described any and all rights of way heretofore granted by the Grantors herein or their predecessors in interest to the Union Pacific Railroad Co., and its predecessors in interest and to the State of Nevada for Highway purposes, which said rights of way are on file and of record in the Office of the County Recorder of said Lincoln County, Nevada.

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MEADOW VALLEY PROPERTIES

WATER RIGHTS

	<u>Name of Water</u>	<u>Identification</u>
1	Underground Well	Permit 10614 Cert. 3211
2	Underground Well	Permit 29834

COOPY

64614

BY \_\_\_\_\_  
 FILED AND RECORDED AT OFFICE OF  
 LAND TITLE & RECORDS  
 JUNE 29 1979  
 P. 30.1 482 OCTOBER  
 P. 30.1 30.1 OCTOBER  
 482  
*Quinta de Ego*  
 COUNTY CLERK

CLERK P 3