

Lincoln County

GRANT, BARGAIN AND SALE DEED  
TO JOINT TENANTS

*not* THIS INDENTURE made and entered into this 24 day of 1984, by and between JANE BRADSHAW, formerly JANE WHIPPLE, and KEITH WHIPPLE, Trustees under Trust Agreement dated March 17, 1969, as amended JANUARY 30, 1977, of Lincoln County, Nevada, Grantors; and ROGER HATCH and MINERVA PEARL HATCH, whose address is Alamo, Nevada 89001, Grantees;

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 Grantees, and other good and valuable consideration, the receipt whereof is hereby acknowledged, do 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, successors, and assigns of the survivor, forever, all those certain lots, pieces, or parcels of land situate, lying, and being in County of Lincoln, State of Nevada, and more particularly described as follows, to-wit:

TOWNSHIP 1 NORTH, RANGE 65 EAST, M.D.B.&M.

- Section 26: SW $\frac{1}{4}$ SW $\frac{1}{4}$   
Section 27: SE $\frac{1}{4}$ SE $\frac{1}{4}$ , EXCEPT the West 25 rods thereof.  
Section 34: NE $\frac{1}{4}$ NE $\frac{1}{4}$ , EXCEPT the West 25 rods thereof.

TOWNSHIP 1 SOUTH, RANGE 65 EAST, M.D.B.&M.

- Section 5: Lot 4; EXCEPT the East 15 rods thereof; S $\frac{1}{2}$   
Section 6: Lot 1; E $\frac{1}{2}$ SE $\frac{1}{4}$

EXCEPTING FROM Sections 5 and 6, Township 1 South, Range 65 East, M.D.B.&M., all coal and other minerals, reserved by the United States of America, in Patent recorded September 10, 1934, in Book D-1, Page 399, Real Estate Deeds, Lincoln County, Nevada.

RESERVING AND EXCEPTING THEREFROM, HOWEVER, unto Grantors, their successors and assigns, an undivided fifty percent (50%) of Grantors' right, title, interest and estate in and to the oil, gas and all minerals and mineral deposits of whatever kind and nature, including "surface" minerals, and all geothermal resources in any and every form, located within, on, or beneath the surface of said land, or any portion thereof, including the right to the use of so much of the surface thereof as may be required in prospecting, or exploring for, locating, drilling, developing, mining, extracting, removing, producing and transporting said oil, gas or any other minerals or mineral deposits and any geothermal

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resources. Such surface rights expressly include, but without limitation, open pit or strip mining uses, operations, and activities, irrespective of whether the surface estate may be consumed, destroyed or depleted thereby.

SUBJECT TO any and all exceptions, reservations, restrictions, restrictive covenants, assessments, easements, rights and rights of way of record.

SUBJECT TO all rights-of-way and easements for any existing highways, roads, trails, ways, canals, ditches, dams, diversions, flumes, conduits, pipe, pipelines, poles or transmission lines, on, under, over, through or across said premises.

SUBJECT TO agricultural use property tax assessment under the so-called "Greenbelt" agricultural property tax law of the State of Nevada, Chapter 361A of Nevada Revised Statutes.

SUBJECT TO all zoning, planning and other governmental rules, regulations, laws and ordinances affecting the property.

SUBJECT TO any encroachments affecting the property.

SUBJECT TO a Mortgage dated January 15, 1972, executed by KENT WHIPPLE and JANE E. WHIPPLE, husband and wife, in favor of GLENWOOD HIRSCHI and LANETTA J. HIRSCHI, husband and wife, which Mortgage was recorded March 17, 1972, in Book 3, Page 553, Official Records, Lincoln County, Nevada.

TOGETHER WITH the following on or appurtenant to the above-described property:

- A. All corrals, fences, stockwater troughs, water tanks and pipelines, and stockwater and domestic water systems on said lands.
- B. All buildings, fixtures, and improvements thereon.
- C. All springs, wells, water and water rights adjudicated, appropriated, decreed, vested, certificated or appurtenant to said property, including all permits, applications, proofs and maps therefor, and all dams, ditches, diversions, canals, pipelines, well casings, well pumping equipment, troughs and all other means, methods, and systems of using water and water rights and applying them to beneficial use on each parcel, and including but not limited to all stockwater and stockwater rights for use on the described lands.

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- D. All rights, privileges, preferences, term permits and leases to graze livestock on the public lands administered by the Bureau of Land Management based on, apportioned and attached to the above-described lands or water rights or both, with all range improvements and stockwater rights on the public lands grazed pursuant to these preferences and the cooperative agreements and permits therefor.
- E. All easements, rights of way and licenses appurtenant to or used in connection with said lands.

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 of all the foregoing ranch land.

TO HAVE AND TO HOLD the said premises, together with the appurtenances, 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, successors, and assigns of the survivor, forever.

It is acknowledged and understood that KEITH WHIPPLE, a Grantor herein acting in his capacity as Trustee, is the designated and acting successor Trustee to KENT WHIPPLE (one of the original named Trustees of said Trust together with JANE BRADSHAW, formerly JANE WHIPPLE) under and pursuant to the specific terms of said Trust Agreement as a result of the death of KENT WHIPPLE in February, 1977.

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

No. **31591**

FILED AND RECORDED AT REQUEST OF  
Keith Whipple

November 20, 1984

AT 45 MINUTES PAST 12 O'CLOCK

P.M. IN BOOK 63 OF OFFICIAL

RECORDS, PAGE 126 LINCOLN

COUNTY, NEVADA

Genie Dejeu  
COUNTY RECORDER

Jane Bradshaw  
JANE BRADSHAW, formerly JANE WHIPPLE,  
as Trustee and not individually

Keith Whipple  
KEITH WHIPPLE, as Trustee and not  
individually

STATE OF NEVADA )  
 ) ss.  
COUNTY OF LINCOLN )

On this 20<sup>th</sup> day of October, 1984, personally appeared before me, a Notary Public, JANE BRADSHAW, formerly JANE WHIPPLE, and KEITH WHIPPLE, who acknowledged to me that they executed the foregoing instrument as Trustees for and on behalf of said Trust.

G. PERRY WILSON  
Notary Public - State of Nevada  
COUNTY OF LINCOLN  
My Appointment Expires: 1st 29, 1987

John E. Marvel  
NOTARY PUBLIC

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