

Lincoln County

QUITCLAIM DEED

THIS INDENTURE, made and entered into this 28 day of Oct, 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, Grantors, and ROGER HATCH and MINERVA PEARL HATCH, husband and wife, 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 said Grantees, and other good and valuable consideration, the receipt whereof is hereby acknowledged, do by these presents remise, release and forever quitclaim unto the Grantees, as joint tenants with right of survivorship and not as tenants in common, and their assigns, and the heirs, executors, administrators and assigns of the survivor, forever, all that certain property situate, lying and being in the County of Lincoln, State of Nevada, and more particularly described as follows, to-wit:

PARCEL 1:

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

Section 27: The West 25 rods of the SE $\frac{1}{4}$ SE $\frac{1}{4}$
Section 34: The West 25 rods of the NE $\frac{1}{4}$ NE $\frac{1}{4}$

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

Section 5: Lots 1, 2, 3 and the East 15 rods of Lot 4.

PARCEL 2:

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

Section: 34 NE $\frac{1}{4}$ NW $\frac{1}{4}$; NW $\frac{1}{4}$ NE $\frac{1}{4}$

RESERVING AND EXCEPTING FROM BOTH OF SAID PARCELS, 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 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.

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EACH OF SAID PARCELS ALSO SUBJECT TO the following:

- A. Any and all exceptions, reservations, restrictions, restrictive covenants, assessments, easements, rights and rights of way of record.
- B. 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.
- C. Agricultural use property tax assessment under the so-called "Greenbelt" agricultural property tax law of the State of Nevada.
- D. All zoning, planning and other governmental rules, regulations, laws and ordinances affecting the property.
- E. Any encroachments affecting the property.

TOGETHER WITH the following on or appurtenant to each parcel:

- A. All buildings, fixtures, and improvements thereon.
- B. All corrals, fences, stockwater troughs, water tanks and pipelines, and stockwater and domestic water systems on said lands.
- C. All springs, wells, water and water rights adjudicated, appropriated, decreed, certificated, vested or appurtenant to each parcel including all certificates, 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.
- D. All easements, rights of way and licenses appurtenant to or used in connection with said lands.
- E. 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.

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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.

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 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 instrument as of the day and year first hereinabove written.

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 28th 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.

31592

G. Perry Wilson
NOTARY PUBLIC

No. _____
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 129 LINCOLN
COUNTY, NEVADA.

G. Perry Wilson
NOTARY PUBLIC
G. PERRY WILSON
Notary Public - State of Nevada
COUNTY OF LINCOLN
My Appointment Expires: July 29, 1987

Yvonne S. Taylor
COUNTY RECORDER

JOHN E. MARVEL
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