

Lincoln County

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made and entered into this 13 day of November 1985, by and between JOHN K. WRIGHT, as Trustee under that certain Trust Agreement dated January 4, 1968, "First Party", and CAROLE MARSH CARTER, a single woman, as her sole and separate property, "Second Party", of Lincoln and Nye Counties, respectively, State of Nevada

WITNESSETH:

First Party, for and in consideration of the sum of TEN (\$10.00) DOLLARS, lawful money of The United States of America, to him in hand paid by Second Party, and other good and valuable considerations, receipt whereof is hereby acknowledged, does by these presents grant, bargain, sell and convey unto Second Party as her sole and separate property, and to the heirs, executors, administrators and assigns of second party, all that certain real and personal property situate in the Counties of Nye and Lincoln, State of Nevada, more particularly described as follows, to wit:

TOWNSHIP 2 NORTH, RANGE 57 EAST, M.D.B. & M.:

SECTION 7: NW1/4SE1/4, SW1/4NE1/4

TOGETHER with all improvements situate thereon; and

TOGETHER with the waters of CLAY SPRING located in and upon the above described real property, reserving therefrom an appropriation of no more than one-half of such spring's cfs output for the pipeline to the existing tank on the Cottonwood Allotment (which is public land administered by the Bureau of Land Management); if the Cottonwood Allotment should be abandoned as a livestock allotment or for any other reason, or if a water well is supplied by ELM or MK or any other entity, public or private, and available for the existing tank on Cottonwood Allotment's use, or if a source of spring water or artesian flowing water or any other source of live water whatsoever which can be pipelined

7.13.75
Nye County
Signature of Seller
Signature of Agent
Tax-firm name

T.O. 8034-01
3/14/85-NYE

CERTIFIED COPY
THE FOREGOING DOCUMENT IS A FULL
TRUE AND CORRECT COPY OF THE
RECORD IN THE OFFICE OF COUNTY
RECORDER, NYE COUNTY, NEVADA.
WITNESS MY HAND AND SEAL THIS
26th DAY OF NOV 1985
NAOMA LYDON, COUNTY RECORDER
BY DEPUTY

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to the existing tank becomes available, then the Cottonwood Allotment Permittee will make every effort at his own expense to distribute such waters or a portion thereof to Cottonwood tank; or whichever of the above shall first occur, then in any of such events all rights to and cfs's from CLAY SPRING shall automatically revert to and vest exclusively in Second Party, her heirs and assigns;

The Bureau of Land Management Permittee on the Cottonwood Allotment shall have reasonable access to the above described real property to clean, maintain and perform all necessary services to assure proper functioning of the pipeline and the pipeline to the spring which services the above described real property; and

TOGETHER with all remaining and subsequently appropriated waters, water rights, rights to the use of water, dams, ditches, canals, pipelines, reservoirs and all other means for the diversion or use of water appurtenant to the above described property or any portion thereof, or used in connection therewith, and together with all stockwatering rights used or enjoyed in connection with the use of any part or portion of the above described property; and specifically Second Party or her heirs or assigns may appropriate from the waters of Pine Creek, its springs, ditches and tributaries, as much water as she or her heirs or assigns need to accommodate the requirements for water at or upon the above described real property; and

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; and

TOGETHER with all mineral rights of every kind and nature which First Party has, may have or later, in any manner whatsoever, acquire, and access for exploration, processing and development, and the proceeds, if any, generated from the sale thereof; and

TOGETHER with certain personal property situated upon the above described premises.

SUBJECT TO:

1. Real property taxes for the years subsequent to 1985-1986, minus any fees or taxes assessed for grazing privileges on public land; (Nye County Parcel #16-26)(Lincoln County Parcel #

311418-NYE

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2. Reservations and exceptions contained in patent from the United States of America, recorded in the offices of the County Recorders of Lincoln and Nye Counties, respectively, at _____,

which recite as follows:

" ... subject to any vested and accrued water rights for mining, agricultural, manufacturing or other purposes, and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by local customs, laws and decisions of courts; and there is reserved from the lands hereby granted a right of way thereon for ditches or canals constructed by authority of the United States."

3. A Deed of Trust dated December 30, 1977, executed by John K. Wright, Trustee under that certain Trust Agreement dated January 4, 1968, to Frontier Title Company, a Nevada corporation, Trustee, to secure an indebtedness of \$55,800.00 in favor of Jake A. Nelson and Norma R. Nelson, Trustees under that certain Trust Agreement dated October 29, 1969, recorded January 5, 1978, in Book 212 page 403, File No. 63711, Official Records, Nye County, Nevada, and Book 23, page 550, Official Records, Lincoln County, Nevada; which indebtedness presently is unpaid in the amount of \$17,040.00, plus interest on the declining balance at the rate of eight (8%) percent per annum, and principal payments thereon of \$5,680.00, plus applicable interest, are due and payable on or before the 1st day of January of each year through and including the year 1988, and such payments are, shall be and remain the total responsibility of JOHN K. WRIGHT, as Trustee under that certain Trust Agreement dated January 4, 1968, which indebtedness JOHN K. WRIGHT, as Trustee above referenced, hereby agrees to pay, satisfy and discharge, holding CAROLE MARSH CARTER, her heirs or assigns, harmless from the payment of any part or portion thereof, and on or before January 1, 1988, JOHN K. WRIGHT, as Trustee aforesaid, shall cause a reconveyance of the Deed of Trust wherein Jake A. Nelson and Norma R. Nelson are Beneficiaries (as referenced above) to be recorded in the Offices of the Recorders of Lincoln and Nye Counties, State of Nevada, vesting in favor of CAROLE MARSH CARTER, her heirs or assigns forever, fee simple title to the above described real property.

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TO HAVE AND TO HOLD the above described real property, together with the appurtenances, water rights, mineral rights and personal property thereunto

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belonging, unto Second Party, as her sole and separate property, and to
her heirs and assigns forever.

IN WITNESS WHEREOF, the First Party has caused this Grant, Bargain
and Sale Deed to be executed as of the day and year first hereinabove written.

John K. Wright trustee
JOHN K. WRIGHT, as Trustee under that certain
Trust Agreement dated January 4, 1968.

STATE OF NEVADA
COUNTY OF LINCOLN ss.

On the 23rd day of November, 1985, before me, the
undersigned Notary Public, personally appeared JOHN K. WRIGHT, as Trustee
under that certain Trust Agreement dated January 4, 1968, and acknowledged
to me that he executed the above instrument.

Marguerite P. Lamb
NOTARY PUBLIC

My Commission Expires:

June 11, 1986

Mailing Address for Second Party:

CAROLE MARSH CARTER
Rachel St. Rt., Box 52
Alamo, Nevada 89001



311418-NVE

File No. 151982
Filed for record at request of
First American Title Co. of NV
November 25 1985
at 17 o'clock
P. M.
of Lincoln County, Nevada
By Nancy Lydon
County Recorder

2c

By _____ Deputy

No. 81271
FILED AND RECORDED AT REQUEST OF
Dominick Belingheri
Dec. 2, 1985
AT 45 MINUTES PAST 9 O'CLOCK
A.M. IN BOOK 69 OF OFFICIAL
RECORDS, PAGE 12 LINCOLN
COUNTY, NEVADA.

YURIKO SETZER
COUNTY RECORDER
By Mara Condie, Deputy