

RPTT
\$165.00

GRANT, BARGAIN AND SALE DEED

THIS INSTRUMENT made this 7 day of January, 1988 between Wells Fargo Ag Credit Corp, a California corporation whose address is P.O. Box 3937, Englewood, Colorado, 80155, of the first part, and John Mathews and Donnene Mathews, Husband and Wife, as joint tenants as to an undivided one-half interest, and George C. Crawford and Edra B. Crawford, Husband and Wife, as joint tenants as to an undivided one-half interest, of the second part, whose legal address is P.O. Box 320, Pioche, Nevada.

WITNESSETH, that the said party of the first part for and in consideration of \$400,000, the receipt whereof is hereby confessed and acknowledged, does by these presents grant, bargain and sell unto the said party of the second part, its successors and assigns forever, all of the following described property situate, lying and being in the County of Lincoln, State of Nevada, to wit:

That property more fully described in Exhibit A attached hereto and made a part hereof by this reference.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

SUBJECT TO all conditions, covenants, easements, exceptions, reservations, rights of way and encumbrances set forth in Exhibit B attached hereto and made a part hereof.

TO HAVE AND TO HOLD, all and singular the said premises together with the appurtenances, unto the said parties of the second part, their heirs and assigns forever.

IN WITNESS WHEREOF, said party of the first part has hereunto set its hand and seal the day and year first above written.

WELLS FARGO AG CREDIT CORP

By: Scott S. Trauth
Scott S. Trauth, Vice President

ATTEST:

Mary Beth Mathews
Assistant Secretary

STATE OF COLORADO)
COUNTY OF DENVER) ss.

On January 7, 1988, personally appeared before me, a notary public, Scott S. Trauth, vice president, and Mary Beth Mathews, assistant secretary, of Wells Fargo Ag Credit Corp, who acknowledge that they executed the above instrument.

Witness my hand and official seal.

My Commission Expires: August 27, 1991

Marcia S. Hattiger
Notary Public

EXHIBIT A
TO GRANT, BARGAIN AND SALE DEED

LEGAL DESCRIPTION

Situate in the County of Lincoln, State of Nevada, described as follows:

PARCEL I:

The Northeast Quarter (NE ¼) of the Southwest Quarter (SW ¼) of Section 2, and Lot Three (3) and the Southeast Quarter (SE ¼) of the Northwest Quarter (NW ¼) of Section 3, in Township 1 South, Range 69 East, M.D.B.&M., Lincoln County, Nevada.

PARCEL II:

The Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) of Section 34, Township 1 North, Range 69 East, M.D.B.&M., and Lots Two (2) and Three (3) and the South Half (S ½) of the Northwest Quarter (NW ¼) of Section 2, and Lots One (1) and Two (2) and the South Half (S ½) of the Northeast Quarter (NE ¼) of Section 3, all in Township 1 South, Range 69 East, M.D.B.&M., Lincoln County, Nevada.

PARCEL III:

The point of beginning is a steel fence post located on the Mount Diablo Base Line, or a point which the South Quarter (S ¼) corner of Section 36, Township 1 North, Range 68 East, bears due West 1690.75 feet, (This is marked by a Brass Cap, set in 1971 by the U.S. Coast and Geodetic survey); thence South 26-08W 393.00 feet, more or less to a steel fence post; thence S63-08E 1570.00 feet, more or less to a steel fence post; thence S26-52W 77.00 feet, more or less to a steel fence post; thence S63-08E 125.00 feet more or less to the center of the Meadow Valley Flood Channel; thence Northeast along said Flood Channel to a point where it intersects the East line of Lot Four (4) (Also west line of Lot Three (3)) located with the Northwest Quarter (NW ¼) of Section 5, Township 1 South, Range 69 East, or at a point in the center of the Flood Channel approximately 750.00 feet South of the Mount Diablo Base Line; thence North 750.00 feet, more or less to the Northeast corner of said Lot Four (4) (located on the Mount Diablo Base Line); thence East 2250 feet more or less along the Mount Diablo Base Line to the Southeast corner of the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) of Section 31, Township 1 North, Range 69 East; thence North 1320 feet, more or less to the Northeast corner of the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) of Section 31; thence East 2640 feet, more or less to the Northwest corner of the Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼) of Section 32, Township 1 North, Range 69 East, M.D.B.&M.; thence South 1320.00 feet, more or less to the Southwest corner of the Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼) of Section 32; thence East 3040.00 feet, more or less along the Mount Diablo Base Line to the Northwest corner of Lot One (1) (located within the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of section 4, Township 1 South, Range 69 East); thence South 640.00 feet, more or less along the west line of said Lot One (1) to the Southwest corner of said Lot One (1); thence East 2640.00 feet, more or less to the Southeast corner of Lot Four (4) (located within the Northwest Quarter (NW ¼) of the Northwest Quarter (NW ¼) of Section 3, Township 1 South, Range 69 East); thence North 660.00 feet, more or less to the Northeast corner of said Lot Four (4) (located on the Mount Diablo Base Line); thence west 410.00 feet, more or less along the Mount Diablo Base Line to the Southeast corner of the Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) of Section 33, Township 1 North, Range 69 East; thence North 1320.00 feet, more or less, to the Northeast corner of the Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) of Section 33; thence 3960.00 feet, more or less to the Northwest corner of the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) of Section 32, Township 1 North, Range 69

East; thence North 1320.00 feet, more or less to the Northeast corner of the Northeast Quarter (NE ¼) of the Southwest Quarter (SW ¼) of Section 32; thence west 1320.00 feet, more or less to the Southeast corner to the Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) of Section 32, thence North 1950.00 feet, more or less to a point in the center of the Meadow Valley Flood channel (Located along the East line of the Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) of Section 32); thence westerly 1320.00 feet, more or less along said Flood Channel to a point on the west line of the Northwest Quarter (NW ¼) of the Northwest Quarter (NW ¼) of said Section 32; thence Southwesterly 1130.00 feet, more or less along said Flood Channel to the South line of the Northeast Quarter (NE ¼) of Section 31, Township 1 North, Range 69 East; thence west 250.00 feet, more or less along the South line to the Southwest corner of the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of Section 31; thence South 130.00 feet, more or less, to the center of the Flood Channel; thence Southwesterly 1650.00 feet, more or less to the North line of the Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼) of Section 31; thence west 2800.00 feet, more or less to the Northwest corner of the Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼) of Section 31 (Located on the R64-R69E Range Line, this point is Brass Cap marked K corner S-36 R68E/S-31 R69E set in 1974); thence South 1320 feet, more or less to the Northwest corner of the Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) of Section 31, Township 1 North, Range 69 East; thence West 316.00 feet, more or less along the North line of the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) of Section 31, Township 1 South, Range 69 East; thence S26-08W 1470.00 feet, more or less to the Point of Beginning.

Excepting therefrom, the Southwest Quarter (SW ¼) and the Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼) of Section 31 and all that portion lying within the Northwest Quarter (NW ¼) of Section 5.

PARCEL IV:

The East Half (E ½) of the Southwest Quarter (SW ¼) of Section 31, Township 1 North, Range 69 East, M.D.B.&M.

PARCEL V:

Government Lots Three (3) and Four (4) in Section 31, Township 1 North, Range 69 East, M.D.B.&M. Excepting therefrom, the following described parcels:

A. That part of the Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼) of Section 31, Township 1 North, Range 69 East, M.D.B.&M., lying North of Highway from Pioche to Echo Dam, being more particularly described as follows:

Beginning at the Northwest corner of the Southwest Quarter (SW ¼) of Section 31, thence South along west line of said Section 31, 536.00 feet, more or less to the North right of way line of said Highway, thence Northeasterly along the Northerly right of way of said Highway to a point on the North line of said Southwest Quarter (SW ¼) of Section 31, thence West along the North line of said Southwest Quarter (SW ¼) of Section 31, 630.00 feet, more or less to the Point of Beginning.

B. A parcel of land within the Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼) of Section 31, Township 1 North, Range 69 East, M.D.B.&M., described as follows:

Beginning at the West Quarter (W ¼) corner of said Section 31, marked by a Brass Cap, thence South 89 degrees 20'30" East along the Quarter (¼) Section line 860.79 feet to the

X

Northwest (NW) corner of said Parcel One (1), or true Point of Beginning, thence continuing South 89 degrees 20'30" East, along said Quarter (K) section line 208.71 feet to the Northeast (NE) corner; thence South 0 degrees 39'30" West, 208.71 feet, to the Southeast (SE) corner; thence North 89 degrees 20'30" West, 208.71 feet to the Southwest (SW) corner; thence North 0 degrees 39'30" 208.71 feet to the Northeast (NE) corner or place of beginning.

PARCEL VII:

A parcel of land within the Northwest Quarter (NW K) of the Southwest Quarter (SW K) of Section 31, Township 1 North, Range 69 East, M.D.B.&M., described as follows:

Beginning at the West Quarter (W K) corner of said Section 31, marked by a Brass Cap, thence South 89 degrees 20'30" East along the Quarter (K) section line 208.71 feet to the Northwest (NW) corner of said Parcel One (1), or true Point of Beginning, thence continuing South 89 degrees 20'30" East, along said Quarter (K) section line 208.71 feet to the Northeast (NE) corner; thence South 0 degrees 39'30" West, 208.71 feet, to the Southeast (SE) corner; thence North 89 degrees 20'30" West, 208.71 feet to the Southwest (SW) corner; thence North 0 degrees 39'30" 208.71 feet to the Northeast (NE) corner or place of beginning.

PARCEL VIII:

The Northwest Quarter (NW K) of the Southeast Quarter (SE K) of Section 31, Township 1 North, Range 69 East, M.D.B.&M.

Excepting from Parcels I thru VIII above any and all state and county roads that may exist on said land.

EXHIBIT B
TO GRANT, BARGAIN AND SALE DEED

1. The lien of supplemental taxes, if any, assessed pursuant to the provisions of N.R.S. 361.260, Statutes of the State of Nevada.
2. The herein described real property has been placed within the boundaries of an agricultural or open space use assessment district; and is potentially subject to deferred real property taxes as disclosed by agricultural and open space lien notice recorded August 28, 1984, in Book 61 of official records, Page 495-513, Lincoln County, Nevada records.
3. Mineral rights, reservations, easements and exclusions as contained in the patent conveying said land.
4. The effect of an easement and water right permit in favor of Kevin Crawford recorded August 16, 1979, in Book 31, Page 90 of Lincoln County records. Said instrument discloses water line and well easements over and across a portion of parcels V and VII. The exact location is not disclosed.

WHEN RECORDED RETURN TO:
JOHN MATHEWS, ET UX, ET AL
BOX 320, Pioche, Nevada
89043

No. 88203
 FILED AND RECORDED AT REQUEST OF
Dominick Belingheri
 Jan. 19 1988
 AT 30 MINUTES PAST 2 O'CLOCK
 P. M. IN ROOM 78 OF OFFICIAL
 RECORDS, LARBE 219 LINCOLN
 COUNTY, NEVADA
 FRANK C. HULSE
 COUNTY RECORDER

By M. C. Condit, Deputy