

RECORDING REQUESTED BY:

CASWELL, BELL & SULLIVAN

AND WHEN RECORDED MAIL TO:

ROBERT L. SULLIVAN, ESQ.  
CASWELL, BELL & SULLIVAN  
1233 West Shaw Avenue, Suite 101  
Fresno, A 93711

MAIL TAX STATEMENTS TO:

EL TEJON LAND AND LIVESTOCK CO.  
34741 Seventh Standard Road  
Bakersfield, CA 93308

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made this 12th day of October, 1988, between BIDART BROS., a California corporation, Grantor, and EL TEJON LAND AND LIVESTOCK CO., a California general partnership, Grantee:

W I T N E S S E T H:

That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) lawful money of the United States of America, to it in hand paid by the Grantee, the receipt of which is hereby acknowledged, does by these presents grant, bargain, sell and convey unto Grantee, and to its successors and assigns forever, all that certain property situate in the Counties of White Pine and Lincoln, State of Nevada, and more particularly described in Exhibit "A" attached hereto and incorporated by reference herein.

Excepting and reserving unto Grantor, as a mineral interest and not as a royalty interest, all of the minerals of every kind in, under, or that may be extracted from the real property described herein.

IN WITNESS WHEREOF, the Grantor has executed this conveyance as of the date first above written.

BIDART BROS., A California Corporation

By: J.A. Bidart  
J.A. BIDART, President

By: Leonard A. Bidart  
LEONARD A. BIDART, Secretary

STATE OF CALIFORNIA

COUNTY OF Kern } ss.

On this 12th day of October, in the year 1988, before me, the undersigned, a Notary Public in and for said State, personally appeared John A. Bidart

and Leonard A. Bidart, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons who executed the within instrument as President and Secretary, respectively, of the Corporation therein named, and acknowledged to me that the Corporation executed it pursuant to its by-laws or a resolution of its board of directors.

WITNESS my hand and official seal.



Berta Merrill  
Notary Public in and for said State.

GRANTOR: BIDART BROS., A California Corporation  
 GRANTEE: EL TEJON LAND AND LIVESTOCK CO., A California general  
 partnership

EXHIBIT "A"

That certain real property situate in the Counties of White Pine  
 and Lincoln, State of Nevada, and more particularly described as follows:

TOWNSHIP 9 NORTH, RANGE 67 EAST, M.D.B. & M.

Sec. 10: SE 1/4 of SW 1/4, S 1/2 of SE 1/4

Sec. 15: NW 1/4 of NE 1/4, NE 1/4 of NW 1/4, W 1/2 of NW 1/4,  
 NW 1/4 of SW 1/4.

TOWNSHIP 11 NORTH, RANGE 67 EAST, M.D.B. & M.

Sec. 1: All thereof except the NE 1/4 of NE 1/4

Sec. 2: All thereof except the NW 1/4 of NW 1/4

Sec. 3: SE 1/4 of SE 1/4

Sec. 10: E 1/2 of NE 1/4

Sec. 11: All thereof except the S 1/2 of SW 1/4

Sec. 12: All thereof except the E 1/2 of NE 1/4 of SE 1/4

Sec. 13: NE 1/4 of NE 1/4, S 1/2 of NE 1/4, SE 1/4, SE 1/4 of  
 NW 1/4, N 1/2 of SW 1/4

Sec. 14: NE 1/4

Sec. 24: W 1/2, E 1/2

TOWNSHIP 11 NORTH, RANGE 68 EAST, M.D.B. & M.

Sec. 5: S 1/2 of NW 1/4, NE 1/4 of SW 1/4

Sec. 6: S 1/2 of N 1/2

Sec. 18: Lots 2, 3 and 4, also designated as SW 1/4 of NW 1/4,  
 NW 1/4 of SW 1/4, SW 1/4 of SW 1/4

TOWNSHIP 12 NORTH, RANGE 67 EAST, M.D.B. & M.

Sec. 7: SE 1/4 of SE 1/4

Sec. 17: NW 1/4 of NW 1/4

Sec. 35: SW 1/4 of NE 1/4, SE 1/4 of NW 1/4, SE 1/4, E 1/2 of  
 SW 1/4.

Sec. 36: W 1/2.

TOWNSHIP 13 NORTH, RANGE 65 EAST, M.D.B. & M.

Sec. 3: SE 1/4 of SW 1/4

- Sec. 4: SE 1/4 of NE 1/4 -  
 Sec. 10: W 1/2 of NE 1/4, E 1/2 of NW 1/4  
 Sec. 14: NE 1/4 of SW 1/4  
 Sec. 21: SW 1/4 of SW 1/4  
 Sec. 34: E 1/2 of SW 1/4

TOWNSHIP 13 NORTH, RANGE 67 EAST, M.D.B. & M.

- Sec. 35: N 1/2 of N 1/2, S 1/2 of NW 1/4

TOWNSHIP 14 NORTH, RANGE 65 EAST, M.D.B. & M.

- Sec. 1: Lot 3 (also designated as NE 1/4 of NW 1/4), SW 1/4 of SW 1/4

- Sec. 2: SE 1/4 of NE 1/4, SE 1/4 of SE 1/4

- Sec. 11: N 1/2 of NE 1/4

TOWNSHIP 15 NORTH, RANGE 65 EAST, M.D.B. & M.

- Sec. 9: W 1/2 of NE 1/4, SE 1/4 of NE 1/4, NE 1/4 of SE 1/4

- Sec. 10: S 1/2 of SE 1/4, SE 1/4 of SW 1/4, NW 1/4 of SW 1/4

- Sec. 16: NE 1/4 of NE 1/4

- Sec. 17: E 1/2 of SE 1/4, SE 1/4 of NE 1/4, SW 1/4 of NW 1/4

- Sec. 20: NE 1/4 of SE 1/4

- Sec. 21: NW 1/4 of SW 1/4

- Sec. 22: SW 1/4 of NW 1/4, NW 1/4 of SW 1/4, SE 1/4 of SE 1/4

- Sec. 23: SW 1/4 of SW 1/4, E 1/2 of SW 1/4

- Sec. 24: SW 1/4 of NW 1/4, NW 1/4 of SW 1/4, SE 1/4 of SW 1/4

- Sec. 26: NW 1/4 of NW 1/4, NW 1/4 of NE 1/4

- Sec. 27: NE 1/4 of NE 1/4, SW 1/4 of NE 1/4, NW 1/4 of SE 1/4,  
 SE 1/4 of NW 1/4, NE 1/4 of SW 1/4

- Sec. 34: E 1/2 of NW 1/4, W 1/2 of NE 1/4, NE 1/4 of NE 1/4,  
 SW 1/4 of SE 1/4

- Sec. 35: SW 1/4

TOWNSHIP 14 NORTH, RANGE 67 EAST, M.D.B. & M.

- Sec. 3: W 1/2 of W 1/2

- Sec. 4: E 1/2 of NE 1/4, SE 1/4 of SE 1/4

- Sec. 20: SE 1/4 of SE 1/4

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- Sec. 21: SW 1/4 of SW 1/4  
 Sec. 28: W 1/2 of NW 1/4  
 Sec. 29: NE 1/4 of SE 1/4, NE 1/4  
 Sec. 32: N 1/2 of NE 1/4, SW 1/4 of NE 1/4

TOWNSHIP 15 NORTH, RANGE 67 EAST, M.D.B. & M.

- Sec. 23: S 1/2 of SW 1/4  
 Sec. 26: S 1/2 of SW 1/4, subject to conveyance of 2.92 acres, more or less, in SE 1/4 of SW 1/4 of said section to State of Nevada for highway purposes by deed recorded in Book 131 of Real Estate Records, page 328  
 NW 1/4, N 1/2 of SW 1/4.  
 Sec. 27: E 1/2 of SE 1/4, SW 1/4 of SE 1/4, SE 1/4 of SW 1/4  
 Sec. 33: SE 1/4 of NE 1/4, E 1/2 of SE 1/4  
 Sec. 34: NE 1/4 of NE 1/4, SW 1/4 of SW 1/4, E 1/2 of NW 1/4, N 1/2 of SW 1/4, W 1/2 of NE 1/4, SW 1/4 of NW 1/4.

TOWNSHIP 16 NORTH, RANGE 66 EAST, M. D. B. & M.

- Sec. 24: NW 1/4 of NE 1/4, subject to conveyance of 1.936 acres, more or less, thereof to State of Nevada for highway purposes by deed recorded in Book 162 of Real Estate Records, White Pine County, page 12.  
 E 1/2 of NW 1/4, NE 1/4 of SW 1/4, SW 1/4 of SW 1/4.  
 Sec. 26: NE 1/4 of NE 1/4, SW 1/4 of NE 1/4, N 1/2 of SW 1/4  
 Sec. 27: N 1/2 of SE 1/4, SW 1/4 of NE 1/4.

TOWNSHIP 15 NORTH, RANGE 66 EAST, M. D. B & M.

- Sec. 24: NE 1/4, NE 1/4 of SW 1/4, N 1/2 of SE 1/4, N 1/2 of SE 1/4 of SE 1/4.

TOWNSHIP 15 NORTH, RANGE 67 EAST, M. D. B. & M.

- Sec. 4: NE 1/4 of NW 1/4 (Lot 3), SW 1/4 of NW 1/4, W 1/2 of SW 1/4.  
 Sec. 9: N 1/2 of NW 1/4  
 Sec. 17: SW 1/4, S 1/2 of NW 1/4, SW 1/4 of NE 1/4, SW 1/4 of SE 1/4

Sec. 18: SE 1/4

Sec. 19: W 1/2 of NE 1/4, NE 1/4 of NE 1/4, E 1/2 of NW 1/4  
W 1/2 of W 1/2 (Lots 1, 2, 3 and 4), E 1/2 of SW 1/4.

Sec. 20: SE 1/4 of NW 1/4, N 1/2 of NW 1/4, NW 1/4 of NE 1/4

Sec. 29: W 1/2 of SE 1/4

TOWNSHIP 16 NORTH, RANGE 67 EAST, M. D. B. & M.

Sec. 32: SW 1/4 of NE 1/4, W 1/2 of SE 1/4

TOWNSHIP 2 NORTH, RANGE 63 EAST, M. D. B. & M.

Sec. 13: E 1/2 of SW 1/4, SE 1/4 of SE 1/4

TOWNSHIP 15 NORTH, RANGE 67 EAST, M. D. B. & M.

Sec. 17: E 1/2 of SE 1/4, SE 1/4 of NE 1/4, SW 1/4 of NW 1/4  
TOGETHER with all right title and interest in, and to all water  
and water rights, ditches, flumes, reservoirs, well and waterways,  
whether surface or underground, attached or appurtenant to, or  
had, held, claimed or used in connection with said above-described  
property, or any part thereof, whether situated upon said land,  
or as an easement upon the public domain or over the land of  
others and whether or not perfected or adjudicated, including,  
but without limitation thereto, the following:

Certificate No. 563  
Application No. 3865  
Certificate No. 1068  
Certificate No. 1211

Bastian Creek  
Bastian Creek Irrigation Well  
Bobstead Spring  
Fox Spring  
Fox Spring No. 1  
Garden Spring  
Indian Springs  
Lower Bobstead Spring  
Middle Spring  
Middle Spring No. 1  
Middle Spring No. 2  
Middle Spring No. 3  
North Field Spring  
North Field Spring No. 1  
North Field Spring No. 2  
North Field Spring No. 3

North Field Spring No. 4  
North Field Spring No. 5  
North Fox Spring  
North Fox Spring No. 1  
North Fox Spring No. 2  
North Fox Spring No. 3  
North Fox Spring No. 4  
Pittman Field Spring  
Pittman Field Spring No. 1  
Shop Spring  
South Fox Spring  
South Fox Spring No. 1  
South Fox Spring No. 2  
South Fox Spring No. 3  
Springfield Spring  
Springfield North Spring

Bastian Creek Reservoir	Coyote Spring
Bland Spring	Decathon Spring
Blind Spring	Dry Creek
Board Creek	East Canyon Spring
Bob Hamilton Spring	East Cave Spring-steel and concrete tank
Cave Creek	East Cave Creek Spring No. 1
Cave Creek	East Side Connors Spring
Cleve Creek	East Cold Spring
Cold Spring	East Murphy Spring
Connors Windmill Well	Fera Spring No. 96 - trough
Cooper Meadow Spring	Hesselgesser Spring - dirt tank
Cooper Wash Reservoir	Hub Basin Creek
Cooper Wash Reservoir No. 1	Hub Basin Spring
Cooper Wash Reservoir No. 2	Indian Creek
Cooper Wash Reservoir No. 3	Indian Springs - pipeline 2 miles
Corothers Spring	Indian Springs
Cottonwood Spring	Robins Well
Indian Springs pipeline 6½ miles	Rock Corral Spring
3-10,000 gal. tanks	Rock Spring
1 700 gal. tank	Rosebud Spring
3 reservoirs	Rush Spring - dirt tank
Indian Springs Knoll Well	Shingle Creek
Indian Springs No. 1	Six Mile Well
Indian Springs No. 2	Snyder Well No. 1 - wind- mill and pump jack with gasoline engine, steel tank and trough
Indian Springs Reservoir No. 3	South Corothers Spring
Indian Springs Reservoir No. 4	South Fork Cave Creek Spring
Indian Springs Reservoir No. 5	South Reservoir No. 1
Jack Spring	South Spring
Johansen Spring - dirt tank	South Well
Johansen Spring No. 1	Spring Creek
Johansen Spring No. 2	Spring Valley Tributaries
John Henry Well - concrete tank	Steptoe Creek
John Hollow Well	Stonewall Spring
Leighen Spring - dirt tank	Summitt Spring
Lime Rock Spring	Swallow Creek
Lower Murphy Spring	Taylor Spring
Major Allotment N. Fence Well	Un-named Spring
Meadow Spring	Upper Murphy Spring
Middle Canyon Spring	Water Canyon Creek
Middle Murphy Dry Tank	Weaver Creek
Middle Murphy Spring	Willard Creek
Monitor Spring	Willard Springs
Mustang Spring	Willard Spring - dirt tank
North Fork Cleve Creek	Williams Creek
North Spring	
North Spring Range No. 1	
North Spring Range No. 2	
North Spring Range No. 3	
North Well - concrete tank	
Pine Creek	
Pole Canyon Spring	
Ray Spring	

AND TOGETHER with all Taylor Grazing privileges and Forest Service permits appurtenant to or used in connection with the above-described lands including, but without limitation thereto, the following:

Wilson Creek Unit	9,798 AUM's
Horse and Cattle Camp Allotment	1,265 AUM's
Major's Allotment	12,535 AUM's
South Spring Valley Allotment	6,329 AUM's
Trail use	483 AUM's

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

COPY

No. 90407

FILED AND RECORDED AT THE REQUEST OF  
Caswell, Bell & Sullivan  
November 30, 1988

AT 15 MINUTES PAST 2 O'CLOCK  
P M IN BOOK 83 OF OFFICIAL  
RECORDS, PAGE 338 LINCOLN  
COUNTY, NEVADA.

FRANK C. HULSE  
COUNTY RECORDER

By Mona Condie, Deputy

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