

431327.CS

RECORDING REQUESTED BY GRANTOR
AND WHEN RECORDED MAIL THIS
DEED AND TAX STATEMENTS TO:

Stephen D. Swindle, Esq.
Van Cott, Bagley, Cornwall & McCarthy
50 South Main Street, Suite 1600
Salt Lake City, Utah 84144-0402

GRANT, BARGAIN and SALE DEED

Pursuant to that certain Agreement of Dissolution of Sunnyside Ranch, a Utah general partnership, dated October 31, 1995, the GRANTOR does hereby GRANT, BARGAIN and SELL for the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, a sixty percent (60%) undivided interest to VERNAL J. MORTENSEN, whose address is 8410 Etienne Way, Sandy, Utah, 84093, and a forty percent (40%) undivided interest to CHESTER R. JOHNSON, whose address is Post Office Box 157, Lund, Nevada, 89317, collectively the GRANTEEES, as tenants in common, in and to the real property situate in the Counties of White Pine, Nye and Lincoln, State of Nevada, described as follows:

FRJ
*composed of Vernal J. Mortensen and Chester R. Johnson
All that certain lot, piece or parcel of land situate in the Counties of White Pine, Nye and Lincoln, State of Nevada, described as follows:

COUNTY OF WHITE PINE

PARCEL 1:

TOWNSHIP 10 NORTH, RANGE 63 EAST, MDB&M

Section 8:SE $\frac{1}{4}$ NE $\frac{1}{4}$; E $\frac{1}{2}$ SE $\frac{1}{4}$
Section 9:SW $\frac{1}{4}$ NW $\frac{1}{4}$
Section 16:NW $\frac{1}{4}$ SW $\frac{1}{4}$
Section 17:NE $\frac{1}{4}$ NE $\frac{1}{4}$; S $\frac{1}{2}$ SE $\frac{1}{4}$; SE $\frac{1}{4}$ SW $\frac{1}{4}$

PARCEL 2:

TOWNSHIP 10 NORTH, RANGE 63 EAST, MDB&M

Section 28: S $\frac{1}{2}$ SW $\frac{1}{4}$
Section 32:E $\frac{1}{2}$ NE $\frac{1}{4}$; S $\frac{1}{2}$ SW $\frac{1}{4}$; SE $\frac{1}{4}$

Section 33: NW 1/4 NW 1/4

COUNTY OF NYE

PARCEL 3:

TOWNSHIP 9 NORTH RANGE 61 EAST, MDB&M

Section 13: W 1/4 SW 1/4

Section 14: SE 1/4 SE 1/4

Section 23: N 1/4 NE 1/4; SW 1/4 NE 1/4; SE 1/4 NW 1/4; NE 1/4 SW 1/4; NW 1/4 SE 1/4

Section 24: E 1/4 SE 1/4

Section 32: S 1/4 NE 1/4; N 1/4 SE 1/4; SW 1/4 SE 1/4

TOWNSHIP 8 NORTH RANGE 61 EAST, MDB&M

Section 5: Lot 2

TOWNSHIP 9 NORTH RANGE 62 EAST, MDB&M

Section 19: SW 1/4 NE 1/4; W 1/4 SE 1/4; E 1/4 SW 1/4; Lots 3 and 4

Section 30: Lot 1; E 1/4 NW 1/4; NW 1/4 NE 1/4

EXCEPTING THEREFROM the following described Nevada State Highway Department right of way, being a parcel or strip of land two hundred (200) feet wide over and across portions of the SW 1/4 NE 1/4 and NW 1/4 SE 1/4 of Section 19, T. 9 N., R. 62 E., MDB&M; said strip of land being one hundred (100) feet wide on each side of the highway centerline of State Route 38, as surveyed and staked in January, 1956, by the State of Nevada, Department of Highways, over and across said subdivisions, said centerline pertinent to but not limited to said parcel or strip of land, said centerline being described as follows, to-wit:

Beginning at a point on said centerline at Highway Engineer's Station "D" 773+10.89 P.C., which point bears South 26°05'04" West, a distance of 2115.21 feet from the East Quarter corner of Section 19, T. 9 N., R. 62 E., MDB&M; thence from a tangent which bears North 9°02'26" West, curving to the left with a radius of 10,000 feet through an angle of 11°00'55", an arc distance of 1927.53 feet to a point; thence North 20°03'21" West, a distance of 2894.29 feet to the point of ending at Highway Engineer's Station "D" 821+27.71 P.O.T., which point bears North 89°14'44" West, a distance of 2417.80 feet from the Northeast Corner of Section 19, T. 9 N., R. 62 E., MDB&M.

COUNTY OF LINCOLN

PARCEL 4:

TOWNSHIP 9 NORTH RANGE 63 EAST MDB&M

Section 28: SW $\frac{1}{4}$ SE $\frac{1}{4}$; SE $\frac{1}{4}$ SW $\frac{1}{4}$
Section 33: N $\frac{1}{2}$ NW $\frac{1}{4}$

PARCEL 5:

TOWNSHIP 9 NORTH RANGE 63 EAST MDB&M

Section 5: Lots 3 and 4; SW $\frac{1}{4}$ NW $\frac{1}{4}$
Section 6: SE $\frac{1}{4}$ NE $\frac{1}{4}$; NE $\frac{1}{4}$ SE $\frac{1}{4}$

PARCEL 6:

TOWNSHIP 8 NORTH RANGE 62 EAST MDB&M

Section 14: S $\frac{1}{2}$ SW $\frac{1}{4}$; NE $\frac{1}{4}$ SW $\frac{1}{4}$
Section 22: SE $\frac{1}{4}$ NE $\frac{1}{4}$
Section 23: NW $\frac{1}{4}$ NW $\frac{1}{4}$

EXCEPTING FROM the above described parcels numbers 4 through 6 all rights reserved in and to all oil, gas and mineral rights by those certain deeds described below:

- a) A Deed dated April 11, 1955, executed by PHILLIP J. RAUCH and LOU ELLEN RAUCH, his wife, to C-B LAND and CATTLE COMPANY, recorded August 30, 1962 in Book L-1, page 320, Real Estate Deeds, Lincoln County, Nevada. (Affects T. 8 N., R. 62 E.)
- b) A Deed dated July 1, 1962, executed by CLAIR WHIPPLE and LILA M. WHIPPLE, his wife, to WILLIAM W. ST. CLAIR, recorded August 30, 1962 in Book 53, under File No. 41768, Official Records, Nye County, Nevada, as to a 49% of all oil, gas and minerals; and in Book M-1 under File No. 39681, Real Estate Deeds, Lincoln County, Nevada, and in Book 248, Page 294, under File No. 121468, Real Estate Records, White Pine County, Nevada.
- c) A Deed executed by MYRON ADAMS and ERMA H. ADAMS, husband and wife, recorded December 17, 1962 in Book M-1, page 77, Real Estate Deeds, Lincoln County,

Nevada and recorded November 28, 1962 in Book 55, Page 286 and re-recorded January 17, 1963 in Book 56, Page 362, Official Records, Nye County, Nevada.

TOGETHER with all tenements, hereditaments and appurtenances, including any and all water rights as described and set forth in Schedule "A" attached hereto and incorporated hereby, and all easements, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof, and subject to property taxes for the year 1996 and thereafter, easements, rights of way, restrictions and reservations of record, enforceable in law and equity.

Address of Grantees: Vernal J. Mortensen
8410 Etienne Way
Sandy, Utah 84093

Chester R. Johnson
Post Office Box 157
Lund, Nevada 89317

Assessor's Parcel No. 013-581-02, 013-641-02, 013-661-04, 013-671-02, 013-771-02,
013-651-02, 013-661-02, 013-661-03, 012-660-02, 005-021-01,
005-011-03, 005-091-01, 005-021-08, 005-011-01

DATED AND EFFECTIVE
AS OF August 31, 1998.

SUNNYSIDE RANCH, a Utah general partnership
VJ & Mortensen
Carlson as his Attor-in-Fact

By Vernal J. Mortensen, a Partner, by Lynn M. Carlson, his Attorney-in-Fact

Chester R. Johnson
By Chester R. Johnson, a Partner

STATE OF Nevada)
COUNTY OF Elko) ss.:

On August 31, 1998, personally appeared before me, a notary public, Vernal J. Mortensen, by Lynn M. Carlson, his Attorney-in-Fact, personally known (or proved) to me to be the person

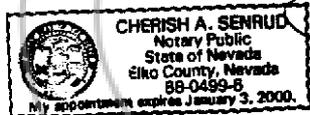
whose name is subscribed to the above instrument, who acknowledged to me that he executed the instrument.



Cherish A. Senrud
Notary Public

STATE OF Nevada)
) ss:
COUNTY OF Elko)

On August 31, 1998, personally appeared before me, a notary public, Chester R. Johnson, personally known (or proved) to me to be the person whose name is subscribed to the above instrument, who acknowledged to me that he executed the instrument.



Cherish A. Senrud
Notary Public

SCHEDULE "A"
LEGAL DESCRIPTION
OF
WATER RIGHTS

All of the water rights referenced under the GRANTOR'S name in the Nevada Division of Water Resources and which are referenced under the following file numbers:

File Number	Source Name
28206 (and or number 9416)	Hardy Springs;
28207 (and or number 9401)	Moorman Springs;
28208 (and or number 9417)	Emigrant Springs;
02087	West Parker Spring;
02088	Lower Parish Spring;
02089	Upper Parish Spring No. 1;
02090	Upper Parish Spring No. 2;
02075	Willow Spring;
02079	Unnamed Spring;
02100	Parker Spring;
02091	Moorman Spring Channel;
02092	Moorman Spring;
22882 (and or number 8668)	Moorman Springs;
7979 (and or number 1969)	Moorman Spring Slough; and

together with any other water rights which may be appurtenant to the real property described in the Grant, Bargain and Sale Deed.

The Bureau of Land Management (the "BLM") designations for the Grazing Permits held by the GRANTOR are Allotment No. 11022, the Hardy Spring Allotment, for approximately 3,426 AUMs, and BLM Allotment No. 0906, the Shingle Pass Allotment, for approximately 2,724 AUMs.

NO. 111550

FILED AND RECORDED AT REQUEST OF
First American Title
September 2, 1998
AT 03 MINUTES PAST 11 O'CLOCK
AM IN BOOK 137 OF OFFICIAL
RECORDS PAGE 76 LINCOLN

010179606.V1

COUNTY, NEVADA.

Yuriko Setzer

by Sella Bouche COUNTY RECORDER

BOOK 137 PAGE 81

deputy