

431327.CS

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

Bruce A. Jensen and Pamela G. Jensen  
Post Office Box 253  
Lund, Nevada 89317

**GRANT, BARGAIN and SALE DEED**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, VERNAL J. MORTENSEN, a resident of Sandy, Utah, as to an undivided sixty percent (60%) interest, and CHESTER R. JOHNSON, a resident of Lund, Nevada, as to an undivided forty percent (40%) interest, collectively the GRANTORS, do hereby GRANT, BARGAIN and SELL to BRUCE A. JENSEN, and PAMELA G. JENSEN, residents of Lund, Nevada, collectively the GRANTEEES, whose mailing address is P. O. Box 253, Lund, Nevada, 89317, as joint tenants with full rights of survivorship and not as tenants in common, the real property situate in the Counties of White Pine, Nye and Lincoln, State of Nevada, described as follows:

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 $\frac{1}{4}$ NW $\frac{1}{4}$

COUNTY OF NYE

**PARCEL 3:**

TOWNSHIP 9 NORTH, RANGE 61 EAST, MDB&M

Section 13: W $\frac{1}{2}$ SW $\frac{1}{4}$   
 Section 14: SE $\frac{1}{2}$ SE $\frac{1}{4}$   
 Section 23: N $\frac{1}{2}$ NE $\frac{1}{4}$ ; SW $\frac{1}{2}$ NE $\frac{1}{4}$ ; SE $\frac{1}{2}$ NW $\frac{1}{4}$ ; NE $\frac{1}{2}$ SW $\frac{1}{4}$ ; NW $\frac{1}{2}$ SE $\frac{1}{4}$   
 Section 24: E $\frac{1}{2}$ SE $\frac{1}{4}$   
 Section 32: S $\frac{1}{2}$ NE $\frac{1}{4}$ ; N $\frac{1}{2}$ SE $\frac{1}{4}$ ; SW $\frac{1}{2}$ SE $\frac{1}{4}$

TOWNSHIP 8 NORTH, RANGE 61 EAST, MDB&M

Section 5: Lot 2

TOWNSHIP 9 NORTH, RANGE 62 EAST, MDB&M

Section 19: SW $\frac{1}{2}$ NE $\frac{1}{4}$ ; W $\frac{1}{2}$ SE $\frac{1}{4}$ ; E $\frac{1}{2}$ SW $\frac{1}{4}$ ; Lots 3 and 4  
 Section 30: Lot 1; E $\frac{1}{2}$ NW $\frac{1}{4}$ ; NW $\frac{1}{2}$ NE $\frac{1}{4}$

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 $\frac{1}{2}$ NE $\frac{1}{4}$  and NW $\frac{1}{2}$ SE $\frac{1}{4}$  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: SW¼SE¼; SE¼SW¼  
Section 33: N¼NW¼

**PARCEL 5:**

TOWNSHIP 9 NORTH, RANGE 63 EAST, MDB&M

Section 5: Lots 3 and 4; SW¼NW¼  
Section 6: SE¼NE¼; NE¼SE¼

**PARCEL 6:**

TOWNSHIP 8 NORTH, RANGE 62 EAST, MDB&M

Section 14: S¼SW¼; NE¼SW¼  
Section 22: SE¼NE¼  
Section 23: NW¼NW¼

EXCEPTING FROM the above described parcels 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 1998 and thereafter, easements, rights of way, restrictions and reservations of record, enforceable in law and equity.

Address of Grantees: Bruce A. Jensen and Pamela G. Jensen  
Post Office Box 253  
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

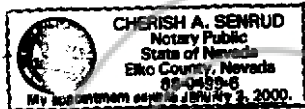
DATED AND EFFECTIVE  
AS OF AUGUST 31, 1998.

*Val 2 months by*  
*h O d N his Atty in Fact*  
Vernal J. Mortensen, by Lynn M. Carlson, his  
Attorney-in-Fact

*Chester R. Johnson*  
Chester R. Johnson

STATE OF NEVADA )  
 ) ss:  
COUNTY OF ELKO )

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.



*[Handwritten Signature]*  
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.



*[Handwritten Signature]*  
Notary Public

SCHEDULE "A"  
LEGAL DESCRIPTION  
OF  
WATER RIGHTS

All of the water rights referenced under the GRANTORS' names 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 Land.

NO. **111551**

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 82 LINCOLN  
COUNTY, NEVADA.

Yuriko Setzer  
COUNTY RECORDER  
by Bobbie K. Ketcher, deputy