

AUG-21-98 THU 11:57 PM STEPHEN D SWINDLE

FAX NO. 801 237 0277

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**SPECIAL POWER OF ATTORNEY**

KNOW ALL MEN BY THESE PRESENTS:

That I, VERNAL J. MORTENSEN, of Salt Lake County, State of Utah, have made, constituted and appointed, and by these presents do make, constitute and appoint LYNN M. CARLSON, of Salt Lake County, State of Utah, acting in the manner as provided hereinafter, my true and lawful attorney and agent (herein called "attorney"), and for me and in my name, place and stead and for my use and benefit, to do, perform and accomplish all of the following:

1. To bargain, sell and convey, or contract for the sale or conveyance of real property located in the Counties of White Pine, Nye and Lincoln, State of Nevada, commonly known as the Ricordan Ranch, as more particularly described on Exhibit "A" attached hereto. Said attorney is also authorized to execute all documents necessary to accomplish the foregoing acts and purposes, including, but not limited to deeds, contracts, assignments, bills of sale and closing statements.

GIVING AND GRANTING unto my said attorney full power and authority to do and perform and every act, deed, matter, and thing reasonably to accomplish the foregoing acts and purposes, as fully and effectively to all intents as I might or could do in my own proper person if personally present; and hereby ratifying all that my said attorney shall lawfully do or cause to be done by virtue of these presents; provided, however, that unless sooner revoked, this power shall expire September 30, 1998.

And I hereby declare that any act or thing lawfully done hereunder by my said attorney shall be binding on myself, and my heirs, legal and personal representatives, and assigns, whether the same shall have been done before or after death or other revocation of this instrument, unless and until reliable intelligence or notice whereof shall have been received by my said attorney.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the 20<sup>th</sup> day of August, 1998.

  
VERNAL J. MORTENSEN

AUG-20-98 THU 1:57 PM STEPHEN D SWINDLE

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STATE OF UTAH )  
: ss.  
COUNTY OF SALT LAKE )

On the 20 day of August, 1998, personally appeared before me, a notary public,  
VERNAL J. MORTENSEN, who acknowledged that he executed the above instrument.



*Kathleen B. Andersen*  
NOTARY PUBLIC

AUG-20-98 THU 1:56 PM STEPHEN D SWINDE

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EXHIBIT A

LEGAL DESCRIPTION  
OF THE  
RIORDAN RANCH

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

TOWNSHIP 8 NORTH RANGE 61 EAST, MDB&M

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Section 5: Lot 2

TOWNSHIP 9 NORTH, RANGE 62 EAST, MDB&M

Section 19: SW $\frac{1}{4}$ NE $\frac{1}{4}$ ; W $\frac{1}{4}$ SE $\frac{1}{4}$ ; E $\frac{1}{4}$ SW $\frac{1}{4}$ ; Lots 3 and 4  
Section 30: Lot 1; E $\frac{1}{4}$ NW $\frac{1}{4}$ ; NW $\frac{1}{4}$ 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 $\frac{1}{4}$ NE $\frac{1}{4}$  and NW $\frac{1}{4}$ 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°33'21" West, a distance of 2794.29 feet to the point; of ending at Highway Engineer's Station "D" 821-27.71 P.O.T., which point bears North 59°14'44" West, a distance of 2417.89 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 $\frac{1}{4}$ NW $\frac{1}{4}$

PARCEL 5:

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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 virtue 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.

**CERTIFIED COPY**

The foregoing document is a full, true and correct copy of the record in the Office of County Recorder White Pine County, Nevada.

Witness my hand and seal this day of September 1998

[Signature]  
County Recorder  
White Pine County, Nevada

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FILE # 1100 FILE # 303033  
FILED FOR RECORD  
AT THE REQUEST OF

First American Title  
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RECORDED BY 287 PAGES 445-449  
WHITE PINE COUNTY RECORDER SR

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NO. **111624**

FILED AND RECORDED AT REQUEST OF  
**First American Title**  
September 23, 1998

AT 01 MINUTES PAST 1 O'CLOCK  
PM IN BOOK 137 OF OFFICIAL  
RECORDS PAGE 254 LINCOLN  
COUNTY, NEVADA

**Yuriko Setzer**

COUNTY RECORDER  
by *Zelma Baer*, deputy

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