

**DEED**

THIS INDENTURE, made this 26<sup>th</sup> day of ~~March~~ <sup>February</sup>, 1999, by and between the following parties:

**GRANTOR:** GEORGE C. CRAWFORD  
a single man

and

JOHN MATHEWS and DONNENE MATHEWS  
husband and wife  
c/o George C. Crawford  
P.O. Box 320  
Pioche, Nevada 89043

**GRANTEE:** JOHN L. MATHEWS and DONNENE C. MATHEWS  
husband and wife as community property  
with right of survivorship  
P.O. Box 569  
Pioche, Nevada 89043

430589

**WITNESSETH:** Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) in lawful money of the United States of America and other valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, does by these presents grant, bargain, sell, convey and confirm unto the Grantee, husband and wife as community property with right of survivorship, their heirs and assigns and to the survivor of them and the heirs and assigns of such survivor forever, All that certain real property situate, lying and being in the County of Lincoln, State of Nevada, identified as Lincoln County Assessor's Parcel Nos: 06-291-09; 06-291-21; 06-291-22 (portion of); 06-301-20; 12-060-04; 12-060-07; 12-060-12; and, 12-060-13, and more particularly described as follows:

The Northwestern part of the large ranch properties located in Dry Valley, Lincoln County, Nevada on both sides of the Mount Diablo Baseline in: (i) Section 36, Township 1 North, Range 68 East; (ii) Sections 31 and 32, Township 1 North, Range 69 East; and, (iii) Sections 5 and 6, Township 1 South, Range 69 East (which properties are originally described in Book 17, Page 150 Exhibit A, and Book 90, Page 77, and also variously described in Book 65, Page 436 and Book 78, Pages 219 and 224, all in the Official Lincoln County Real Estate Deed Records) and which are depicted on the Record of Survey Map to Show Division Boundary of the Mathews-Crawford Ranch in Dry Valley, Lincoln County, Nevada in Sections 2, 3, 4, 5, & 6 of T.1S., R.69E.; Section 36, T.1N., R.68E.; and, Sections 31, 32, 33 & 34, T.1N., R.69E., M.D.M. recorded January 5, 1999 as File No. 112126, in Plat Book B, at Page 190 of the Official Records of Lincoln County, Nevada, and more particularly described as follows:

**PARCEL ONE:**

The point of beginning is a steel fence post located on the Mount Diablo Baseline, or at a point from which the South quarter (S1/4) corner of Section 36, Township 1 North, Range 68 East, bears due West 1690.75 feet (marked by a B.L.M. brass cap dated 1971 by the U.S. Coast and Geodetic survey);  
Thence S.26°08'W., 393 feet more or less to a steel fence post;  
Thence S.63°08'E., 1570 feet more or less to a steel fence post;

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Thence S.26°52'W., 77 feet more or less to a steel fence post;  
Thence S.63°08'E., 125 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 (prolongation of the) East line of Lot 4 located within the NW 1/4 of Section 5, T.1S., R.69E., or at a point in the center of the Flood Channel approximately 750 feet South of the Mount Diablo Baseline;  
Thence North 750 feet more or less to the Northeast corner of said Lot 4 on said Baseline;  
Thence East along the said Baseline 930 feet more or less to the South quarter (S1/4) corner Section 31 (T.1N., R.69E.) marked by a B.L.M. brass cap dated 1974;  
\*\*Thence continuing "East" (S.89°46'13"E.) along said Baseline 520.43 feet \*;  
Thence N.03°43'51"E., 731.32 feet \*;  
Thence N.37°37'24"W., 261.41 feet \*;  
Thence N.51°22'05"E., 1818.92 feet \*;  
Thence N.56°11'13"E., 1837.92 feet \* at the Southeast corner of a concrete well pumpbase;  
Thence N.56°43'07"E., 744.95 feet to the East line of the W1/2 NW1/4 Section 31 \*;  
Thence N.00°21'08"E., \*\* 995 feet more or less along the said East line to the center of the Meadow Valley Flood Channel;  
Thence Westerly 1320 feet more or less along said Flood Channel to a point on the West line of the NW1/4 NW1/4 of said Section 32;  
Thence Southwesterly 1130 feet more or less along said Flood Channel to the South line of the NE1/4 NE1/4 of Section 31, T.1N., R.69E.;  
Thence West 250 feet more or less along the South line to the Southwest corner of the NE1/4 NE1/4 of Section 31;  
Thence South 130 feet more or less to the center of the Flood Channel;  
Thence Southwesterly 1650 feet more or less to the North line of the NW1/4 SE1/4 Section 31;  
Thence West 2800 feet more or less to the Northwest corner of the NW1/4 SW1/4 Section 31 at the R.68E./R.69E. Range line at which point is a B.L.M. brass cap marked "1/4 South 36, Range 68 East/South 31, Range 69 East, 1974";  
Thence South 1320 feet more or less to the Northwest corner of the SW1/4 SW1/4 Section 31;  
Thence West 316 feet more or less along the North line of the SE1/4 SE1/4 Section 36 (T.1N., R.68E.);  
Thence S.26°08'W., 1470 feet more or less to the Point of Beginning.

\* To a 5/8" rebar with cap marked P.L.S. 12751

\*\* Distances and bearings within double asterisks are measured  
Basis of Bearings of measured lines is the North-South centerline of Section 31, Township 1 North, Range 69 East, M.D.M., which is South 00°26'30" West.

INCLUDED therefore, previously separated parcels for domestic purposes:

A. Lincoln County Real Estate Deeds Book 87, Pages 429B & 430B, File Number 92457, which is described as follows:

That part of the Northwest quarter (NW1/4) of the Southwest quarter (SW1/4) of Section 31, Township 1 North, Range 69 East, M.D.M., being situate North of highway from Piocha to Echo Dam and being more particularly described as follows, to wit:

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Beginning at the Northwest corner of the Southwest quarter (SW1/4) of Section 31, and running thence South along the West line of said Section 31, a distance of 536 feet, more or less, to the North right of way line of said highway from Pioche to Echo Dam; thence running Northeasterly along the Northerly right of way of said highway to a point on the North line of said Southwest quarter (SW1/4) of Section 31; thence West along the North line of said Southwest quarter (SW1/4) of Section 31 a distance of 630 feet, more or less, to the point of beginning.

**B. Lincoln County Real Estate Deeds Book 77, Pages 230 through 233, Parcel VII, which is described as follows:**

**A parcel of land within the Northwest quarter (NW1/4) of the Southwest quarter (SW1/4) of Section 31, Township 1 North, Range 69 East, M.D.M., described as follows:**

Beginning at the West quarter (W1/4) corner of said Section 31, marked by a brass cap, thence South  $89^{\circ}20'30''$  East along the quarter section line 860.79 feet to the Northwest (NW) corner of said Parcel One (1), or the true Point of Beginning; thence continuing South  $89^{\circ}20'30''$  East along said quarter (1/4) section line 208.71 feet to the Northeast (NE) corner; thence South  $00^{\circ}39'30''$  West, 208.71 feet to the Southeast (SE) corner; thence North  $89^{\circ}20'30''$  West, 208.71 feet to the Southwest (SW) corner; thence North  $00^{\circ}39'30''$  East, 208.71 feet to the Northeast (NE) corner or Point of Beginning.

**EXCLUDING THEREFROM, a previously separated parcel for domestic purposes, recorded Lincoln County Real Estate Deeds Book 100, Page 238, which is described as follows:**

**A parcel of land situate within the Southwest quarter (SW1/4) of Section 31, Township 1 North, Range 69 East, M.D.M., being more particularly described as follows, to wit:**

Beginning at the most Westerly point of this parcel on the Southeasterly side of the County Road at a point from which the West 1/4 Corner of said Section 31, T.1N., R.69E., M.D.M., bears  $N.46^{\circ}27'55''W.$ , a distance of 488.82 feet; thence  $N.48^{\circ}54'11''E.$ , a distance of 286.45 feet to the most Northerly point; thence  $S.45^{\circ}48'33''E.$ , a distance of 389.85 feet to the most Easterly point of this parcel; thence  $S.45^{\circ}45'43''W.$ , a distance of 373.34 feet to the most Southerly point; thence  $N.48^{\circ}56'03''W.$ , a distance of 296.86 feet to a point; thence  $N.20^{\circ}46'12''E.$ , a distance of 68.29 feet to a point; thence  $N.18^{\circ}25'12''W.$ , a distance of 89.64 feet to the point of beginning. Said parcel contains 3.34 acres, more or less.

**Said property also described as:**

**A parcel of land situated within the Northwest quarter (NW1/4) of the Southwest quarter (SW1/4) of Section 31, T.1N., R.69E., M.D.M., more particularly described as follows:**

Beginning at the Northwesterly corner of this parcel at a point marked by a rebar/cap "Hulse PLS 6498" from which the West quarter corner of said Section 31 (a BLM brass cap dated 1974) bears  $N.45^{\circ}37'59''W.$ , 477.66 feet; Thence along the Southerly side of the paved Echo Dam road  $N.49^{\circ}48'42''E.$ , 287.87 feet to a rebar/cap marked "Hulse PLS 6498"; Thence  $S.44^{\circ}46'34''E.$ , 389.36 feet to a rebar/cap marked "PLS 12751"; Thence  $S.46^{\circ}35'40''W.$ , 373.34 feet to a rebar/cap marked "PLS 12751";

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Thence N.48°06'08"W., 296.86 feet to a rebar/cap marked "PLS 12751";  
Thence N.20°46'12"E., 68.29 feet to a rebar/cap marked "PLS 12751";  
Thence N.17°05'56"W., 89.01 feet to the point of beginning.  
Which parcel contains 3.3501 acres more or less.

The basis of bearings being North 0°26'30" East, as the North-South centerline of said Section 31 as recorded on the Dry Valley Tract Plat A, Page 160 of Lincoln County Records.

TOGETHER WITH the dwelling house situate thereon and also all other buildings and improvements situate thereon.

TOGETHER WITH the right for water for culinary purposes for the well situate on adjacent property which is located 746 feet South and 362 feet East, more or less, of the Northwest corner of the SW1/4 of Section 31, T.1N., R.69E., M.D.M. or situate 52 feet Northeast of the present potato cellar. Also an easement for the waterline running from said well to the property hereby conveyed. (a portion of APN 06-291-03)

**PARCEL TWO:**

That portion of the Southeast quarter of the Northeast quarter (SE1/4 NE1/4) and the Northeast quarter of the Southeast quarter (NE1/4 SE1/4) of Section 6 lying East of the Meadow Valley Wash Channel, and that portion of the Southwest quarter of the Northwest quarter (SW1/4 NW1/4) of Section 5, all in Township 1 South, Range 69 East, M.D.M., situate South of the Meadow Valley Wash Channel in what is known as Dry Valley, Lincoln County, Nevada.

TOGETHER WITH the water, water rights and the right to beneficially use the public waters of the State of Nevada appurtenant to the real property described above and appropriated under the proofs, applications, permits and certificates filed as: Application No. 16493, Certificate No. 5629; Application No. 18352, Certificate No. 6252; Application No. 20829, Certificate No. 7402; Application No. 22260, Certificate No. 7596; Application No. 22469, Certificate No. 7896; Application No. 24217, Certificate No. 8728; Application No. 24218, Certificate No. 8727; Application No. 24219, Certificate No. 8728; Application No. 24509, Certificate No. 9259; Application No. 37560; Application No. 37561; Application No. 43770; and, Application No. 43771 with the State Engineer of the State of Nevada Department of Conservation and Natural Resources, Division of Water Resources, Carson City, Nevada, diverted from various sources and used for irrigation and domestic purposes.

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.

TO HAVE AND TO HOLD, all and singular, the said premises and all interest of Grantor therein, together with the appurtenances, unto Grantee, husband and wife as community property with right of survivorship, their heirs and assigns and to the survivor of them and the heirs and assigns of such survivor forever; provided, however, this conveyance is subject to: (i) general and special county taxes and assessments for the current fiscal year; (ii) covenants, conditions, restrictions, exceptions, easements, rights-of-way, rights and reservations of record; and, (iii) all reservations of record for minerals, oil, gas.

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petroleum, hydrocarbon substances, coal, sand, gravel, building stone, geothermal resources and other substances.

IN WITNESS WHEREOF, Grantor has hereunto caused these presents to be executed as of the day and year first above written.

George C. Crawford  
George C. Crawford

John Mathews  
John Mathews

Donnene Mathews  
Donnene Mathews

STATE OF NEVADA, )  
COUNTY OF HUMBOLDT. ) ss.

This instrument was acknowledged before me on February 26, 1999 by GEORGE C. CRAWFORD.



Leticia Macdonald 2-14-2001  
Notary Public Commission expires

STATE OF NEVADA, )  
COUNTY OF WHITE PINE. ) ss.

This instrument was acknowledged before me on March 2, 1999 by JOHN MATHEWS and DONNENE MATHEWS.

NO. **112395**

FILED AND RECORDED AT REQUEST OF  
FIRST AMERICAN TITLE

MARCH 2, 1999

AT 30 MINUTES PAST 3 O'CLOCK

PM IN BOOK 140 OF OFFICIAL

RECORDS PAGE 273 ENCLOSURE

COUNTY CLERK  
Leticia Boucher  
COUNTY RECORDER

Marian L. Jenkins 10-17-02  
Notary Public Commission expires



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