

DEED

THIS INDENTURE, made this 26th day of February ~~March~~, 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: ELDON G. CRAWFORD and BRENDA CRAWFORD
husband and wife as community property
with right of survivorship
5195 Kirkway Drive
Winnemucca, Nevada 89445

430590

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: 06-291-22 (portion of); 06-401-02; 06-401-03; 12-050-04; 12-050-05; and, 12-050-07, and more particularly described as follows:

The Southeasterly part of the large ranch properties located in Dry Valley, Lincoln County, Nevada on both sides of Mount Diablo Baseline in: (i) Sections 31, 32, 33 and 34, Township 1 North, Range 69 East; and, (ii) Sections 2, 3, & 4, Township 1 South, Range 69 East (which properties are originally described in Book 17, Page 150 Exhibit A and Book 18, Page 233, and variously described in Book 65, Page 436, and Book 78, Pages 219 and 224, all in the Official Records of Lincoln County, Nevada) 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 180 of the Official Records of Lincoln County, Nevada, and more particularly described as follows:

PARCEL ONE:

Beginning at a point marked by a 5/8" rebar with cap stamped P.L.S. 12751 located on the Mount Diablo Baseline, from which the South quarter (S1/4) corner of Section 31, T.1N., R.69E. bears N.89°46'13"W., 520.43 feet marked by a B.L.M. Brass Cap marked "1/4 South 31, 1974";
Thence S.89°46'13"E., 797.89 feet along the said Baseline to the Southeast corner of the SW1/4 SE1/4 of Section 31, T.1N., R.69E.;
Thence North 1320 feet more or less to the Northeast corner of the SW1/4 SE1/4 of

O. KENT MAHER
ATTORNEY AT LAW
P.O. BOX 281
WINNEMUCCA, NEVADA 89445
(775) 893-4277

Section 31;

Thence East 2640 feet more or less to the Northwest corner of the SE1/4 SW1/4 Section 32, T.1N., R.69E.;

Thence South 1320 feet more or less to the Southwest corner of the SE1/4 SW1/4 Section 32;

Thence East 3040 feet more or less along the Mount Diablo Baseline to the Northwest corner of Lot 1 (located within the NE1/4 Section 4, T.1S., R.69E.);

Thence South 660 feet more or less along the West line of said Lot 1 to the Southwest corner of said Lot 1;

Thence East 2640 feet more or less to the Southeast corner of Lot 4 of Section 3, T.1S., R.69E.;

Thence North 660 feet more or less to the Northeast corner of said Lot 4 (located on the Mount Diablo Baseline);

Thence West 410 feet more or less along the said Baseline to the Southeast corner of the SW1/4 SW1/4 of Section 33, T.1N., R.69E.;

Thence North 1320 feet more or less to the Northeast corner of the SW1/4 SW1/4 of Section 33;

Thence West 3960 feet more or less to the Northwest corner of the SW1/4 SE1/4 of Section 32;

Thence North 1320 feet more or less to the Northeast corner of the NE1/4 SW1/4 of Section 32;

Thence West 1320 feet more or less to the Southeast corner of the SW1/4 NW1/4 of Section 32;

** Thence North 929.38 feet along the East line of the SW1/4 NW1/4 Section 32 *;

Thence S.56°43'07"W., 744.95 feet * at the Southeast corner of a concrete well pump base;

Thence S.56°11'13"W., 1837.92 feet *;

Thence S.51°22'05"W., 1818.92 feet *;

Thence S.37°37'24"E., 261.41 feet *;

Thence S.03°43'51"W., 731.32 feet * on the said Baseline and the Point of Beginning **

* to a point marked by a 5/8 inch rebar with cap stamped P.L.S. 12751

** Distances and bearings within double asterics 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.

PARCEL TWO:

The Northeast quarter of the Southwest quarter (NE1/4 SW1/4) of Section 2, and Lot Three (3) and the Southeast quarter of the Northwest quarter (SE1/4 NW1/4) of Section 3, in T.1S., R.69E., M.D.M., in Lincoln County, Nevada.

PARCEL THREE:

The Southwest quarter of the Southeast quarter (SW1/4 SE1/4) of Section 34, T.1N., R.69E., M.D.M., and Lots Two (2) and Three (3) and the South half of the Northwest quarter (S1/2 NW1/4) of Section 2, and Lots One (1) and Two (2) and the South half of the Northeast quarter (S1/2 NE1/4) of Section 3, all in T.1S., R.69E., M.D.M., in 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

O. KENT MAHER
ATTORNEY AT LAW
P.O. BOX 381
WINDSOR, NEVADA 89401
(775) 563-8277

under the proofs, applications, permits and certificates filed as: Proof No. 01795; 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. 8726; Application No. 24218, Certificate No. 8727; Application No. 24219, Certificate No. 8728; Application No. 24509, Certificate No. 8259; 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 a perpetual easement and right of way to erect, construct, install, lay and use, operate, inspect, repair, maintain, replace, reconstruct and remove electrical power transmission lines, poles and related appurtenances and incidents thereto, over, upon, across, under and through the existing route of the electrical transmission lines on the land identified as Lincoln County Assessor's Parcel Nos. 06-291-09, 06-291-21, 06-291-22 (portion), 06-301-20, 12-060-04, 12-060-07, 12-060-12, and, 12-060-13, and described as the Northwesternly 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 85, 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 180 of the Official Records of Lincoln County, Nevada.

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 Grantees, 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,

////
////
////
////
////
////
////
////
////
////
////
////
////
////
////
////

O. KENT MAHER
ATTORNEY AT LAW
P.O. BOX 261
WYOMING, NEVADA 89440
(775) 883-1877

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 2-14-2002
Notary Public Commission expires



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

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

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



NO. **112398**

FILED AND RECORDED AT REQUEST OF
FIRST AMERICAN TITLE
MARCH 2, 1999

AT 40 MINUTES PAST 3 O'CLOCK
PM IN BOOK 140 OF OFFICIAL
RECORDS PAGE 295 (INC-11)

COUNTY, NEVADA,
Leticia Boucher
COUNTY RECORDER

O. KENT MAHER
ATTORNEY AT LAW
P.O. BOX 364
WYOMI, NEVADA 89446
(775) 852-1677

BOOK 140 PAGE 299