

Official Record

Recording requested By  
FIRST AMERICAN TITLE

Lincoln County - NV  
Leslie Boucher - Recorder

Fee: \$23.00 Page 1 of 10  
RPTT: Recorded By: LB  
Book- 231 Page- 0445

APN# 012-590-02, 05-041-01, 06-181-01 and 02

Recording Requested by:

Name: First American Title Insurance  
Company National Commercial  
Services  
Address: 3960 Howard Hughes Parkway, S-380  
City/State/Zip: Las Vegas, NV 89169  
Order Number: NCS-275623-HHLV



Grant, Bargain and Sale Deed  
(Title of Document)

(for Recorder's use only)

Recorder Affirmation Statement

Please complete Affirmation Statement below:

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.030)

-OR-

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does contain the social security number of a person or persons as required by law:

(State specific law)  
Michele D. Freidhoff Esrow Officer  
Signature Title  
Michele Freidhoff  
Print Signature

This page added to provide additional information required by NRS 111.312 Sections 1-2 and NRS 239B.030 Section 4.

(Additional recording fee applies)



A.P.N.: 012-590-02, 05-041-01, 06-181-01 and 02  
File No: NCS-275623-HHLV (mf)  
R.P.T.T.: \$0.00/Exempt 02 C

When Recorded Mail To: Mail Tax Statements To:  
Southern Nevada Water Authority  
1001 S. Valley View Blvd.  
Las Vegas, NV 89153

### ***GRANT, BARGAIN and SALE DEED***

*FOR A VALUABLE CONSIDERATION*, receipt of which is hereby acknowledged,

El Tejon Cattle Co., a California General Partnership and El Tejon Sheep Co., a California Corporation

do(es) hereby *GRANT, BARGAIN and SELL* to

Southern Nevada Water Authority, a political subdivision of the State of Nevada

the real property situate in the Counties of White Pine and Lincoln, State of Nevada, described as follows:

#### **Complete Legal Description attached hereto and made a part hereof as Exhibit "A"**

Together with any and all Water Rights appurtenant thereto including, but not limited to the, the Water Rights as described attached hereto and made a part hereof as Exhibit "B".

Together with any and all Grazing Rights including, but not limited to the, the Grazing Rights as described attached hereto and made a part hereof as Exhibit "C".

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

*TOGETHER* with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Date: 04/23/2007



El Tejon Cattle Co., a California General Partnership

Melchor Gragirena  
By: Melchor Gragirena

By: Bidart Bros., a California corporation

Leonard A. Bidart  
By: Leonard A. Bidart, President

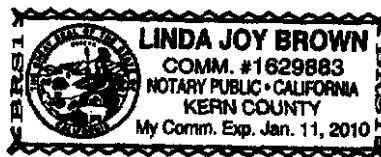
El Tejon Sheep Co., a California Corporation

Melchor Gragirena  
By: Melchor Gragirena, President

STATE OF CALIFORNIA )  
COUNTY OF KERN ) : ss.

This instrument was acknowledged before me on MAY 7, 2007 by **Melchor Gragirena and Leonard A. Bidart, of El Tejon Cattle Co., a California General Partnership and Melchor Gragirena, President of El Tejon Sheep Co., a California corporation.**

Linda Joy Brown  
Notary Public  
(My commission expires: 1/11/2010 )



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **April 23, 2007** under Escrow No. **NCS-275623-HHLV.**



0128936

Book: 231  
Page: 448

05/16/2007  
Page: 4 of 10

## Exhibit "A"

### Legal Description

Real property in the City of Ely, County of White Pine, State of Nevada, described as follows:

(COUNTY OF WHITE PINE)

PARCEL NO. 1:

TOWNSHIP 11 NORTH, RANGE 67 EAST, M.D.B. &M.

SEC. 1: ALL THEREOF

SEC. 2: ALL THEREOF EXCEPT THE NW 1/4 OF NW 1/4

SEC. 3: SE 1/4 OF SE 1/4

SEC. 10: E 1/2 OF NE 1/4

SEC. 11: ALL THEREOF EXCEPT THE S 1/2 OF SW 1/4

SEC. 12: ALL THEREOF EXCEPT THE E 1/2 OF NE 1/4 OF SE 1/4

SEC. 13: NE 1/4, SE 1/4, NW 1/4, N 1/2 OF SW 1/4,

SEC 14: NE 1/4

SEC. 24: E 1/2

TOWNSHIP 11 NORTH, RANGE 68 EAST, M.D.B. &M.

SEC. 5: S 1/2 OF NW 1/4, NE 1/4 OF SW 1/4

SEC. 6: S 1/2 OF N 1/2

SEC. 18: LOTS 2, 3 AND 4, ALSO DESIGNATED AS SW 1/4 OF NW 1/4, NW 1/4 OF SW 1/4, SW 1/4 OF SW 1/4, LOT 1, ALSO DESIGNATED AS NW 1/4 OF NW 1/4

SEC. 7: S 1/2 OF S 1/2 OF S 1/2 OF LOT 4, (LOT 4 ALSO DESIGNATED AS SW 1/4 OF SW 1/4)

TOWNSHIP 12 NORTH, RANGE 67, M.D.B. &M.

SEC. 7: SE 1/4 OF SE 1/4

SEC. 17: NW 1/4 OF NW 1/4

SEC. 35: SW 1/4 OF NE 1/4, SE 1/4 OF NW 1/4, SE 1/4, E 1/2 OF SW 1/4

SEC. 36: W 1/2

TOWNSHIP 13 NORTH, RANGE 65 EAST, M.D.B. &M.

SEC. 3: SE 1/4 OF SW 1/4

SEC. 4: SE 1/4 OF NE 1/4



SEC. 10: W 1/2 OF NE 1/4, E 1/2 OF NW 1/4

SEC. 14: NE 1/4 OF SW 1/4

SEC. 21: SW 1/4 OF SW 1/4

SEC. 34: E 1/2 OF SW 1/4

TOWNSHIP 13 NORTH, RANGE 67 EAST, M.D.B. &M.

SEC. 35: N 1/2 OF N 1/2, S 1/2 OF NW 1/4

TOWNSHIP 14 NORTH, RANGE 65 EAST, M.D.B. &M.

SEC. 1: LOT 3 (ALSO DESIGNATED AS NE 1/4 OF NW 1/4), SW 1/4 OF SW 1/4

SEC. 2: SE 1/4 OF NE 1/4, SE 1/4 OF SE 1/4

SEC. 11: N 1/2 OF NE 1/4

TOWNSHIP 15 NORTH, RANGE 65 EAST, M.D.B. &M.

SEC. 9: W 1/2 OF NE 1/4, SE 1/4 OF NE 1/4, NE 1/4 OF SE 1/4

SEC. 10: S 1/2 OF SE 1/4, SE 1/4 OF SW 1/4, NW 1/4 OF SW 1/4

SEC. 16: NE 1/4 OF NE 1/4

SEC. 20: NE 1/4 OF SE 1/4

SEC. 21: NW 1/4 OF SW 1/4

SEC. 22: SW 1/4 OF NW 1/4, NW 1/4 OF SW 1/4, SE 1/4 OF SE 1/4

SEC. 23: SW 1/4 OF SW 1/4, E 1/2 OF SW 1/4

SEC. 24: SW 1/4 OF NW 1/4, NW 1/4 OF SW 1/4, SE 1/4 OF SW 1/4

SEC. 26: NW 1/4 OF NW 1/4, NW 1/4 OF NE 1/4

SEC 27: NE 1/4 OF NE 1/4, SW 1/4 OF NE 1/4, NW 1/4 OF SE 1/4, SE 1/4 OF NW 1/4, NE 1/4 OF SW 1/4

SEC. 34: E 1/2 OF NW 1/4, W 1/2 OF NE 1/4, NE 1/4 OF NE 1/4, SW 1/4 OF SE 1/4

SEC. 35: SW 1/4

TOWNSHIP 14 NORTH, RANGE 67 EAST, M.D.B. &M.

SEC. 3: W 1/2 OF W 1/2

SEC. 4: E 1/2 OF NE 1/4, SE 1/4 OF SE 1/4

SEC. 20: SE 1/4 OF SE 1/4

SEC. 21: SW 1/4 OF SW 1/4

SEC. 28: W 1/2 OF NW 1/4



0128936

Book 231  
Page 450

05/16/2007  
Page 6 of 10

SEC. 29: NE 1/4 OF SE 1/4, NE 1/4

SEC. 32: N 1/2 OF NE 1/4, SW 1/4 OF NE 1/4

TOWNSHIP 15 NORTH, RANGE 67 EAST, M.D.B. &M.

SEC. 4: NE 1/4 OF NW 1/4 (LOT 3), SW 1/4 OF NW 1/4, W 1/2 OF SW 1/4

SEC. 9: N 1/2 OF NW 1/4

SEC. 17: SW 1/4, S 1/2 OF NW 1/4, S 1/2 OF NE 1/4, SW 1/4 OF SE 1/4, E 1/2 OF SE 1/4

SEC. 18: SE 1/4

SEC. 19: W 1/2 OF NE 1/4, NE 1/4 OF NE 1/4, W 1/2

SEC. 20: SE 1/4 OF NW 1/4, N 1/2 OF NW 1/4, NW 1/4 OF NE 1/4

SEC. 23: S 1/2 OF SW 1/4

SEC. 26: W 1/2, SUBJECT TO RIGHT OF WAY IN SE 1/4 OF SW 1/4 OF SAID SECTION TO STATE OF NEVADA FOR HIGHWAY PURPOSES BY DEED RECORDED IN BOOK 131 OF REAL ESTATE RECORDS, PAGE 328

SEC. 27: E 1/2 OF SE 1/4, SW 1/4 OF SE 1/4, SE 1/4 OF SW 1/4

SEC. 29: W 1/2 OF SE 1/4

SEC. 33: SE 1/4 OF NE 1/4, E 1/2 OF SE 1/4

SEC. 34: NE 1/4 OF NE 1/4, SW 1/4 OF SW 1/4, E 1/2 OF NW 1/4, N 1/2 OF SW 1/4, W 1/2 OF NE 1/4, SW 1/4 OF NW 1/4

TOWNSHIP 16 NORTH, RANGE 66 EAST, M.D.B. &M.

SEC. 24: NW 1/4 OF NE 1/4, SUBJECT TO RIGHT OF WAY TO STATE OF NEVADA FOR HIGHWAY PURPOSES BY DEED RECORDED IN BOOK 162 OF REAL ESTATE RECORDS, WHITE PINE COUNTY, PAGE 12.

E 1/2 OF NW 1/4, NE 1/4 OF SW 1/4, SW 1/4 OF SW 1/4

SEC. 26: NE 1/4 OF NE 1/4, SW 1/4 OF NE 1/4, N 1/2 OF SW 1/4

SEC. 27: N 1/2 OF SE 1/4, SW 1/4 OF NE 1/4

TOWNSHIP 15 NORTH, RANGE 66 EAST, M.D.B. &M.

SEC. 24: NE 1/4, NE 1/4 OF SW 1/4, N 1/2 OF SE 1/4, N 1/2 OF SE 1/4 OF SE 1/4

TOWNSHIP 16, NORTH, RANGE 67 EAST, M.D.B. &M.

SEC. 32: SW 1/4 OF NE 1/4, W 1/2 OF SE 1/4

PARCEL NO. 2:

(COUNTY OF LINCOLN)

TOWNSHIP 9 NORTH, RANGE 67 EAST, M.D.B. & M.



0128936

Book: 231  
Page: 451

05/16/2007  
Page 7 of 10

SEC 10: SE 1/4 OF SW1/4, S 1/2 OF SE 1/4

SEC. 15: NW 1/4 OF NE 1/4, NE 1/4 OF NW 1/4, W 1/2 OF NW 1/4, NW 1/4 OF SW 1/4

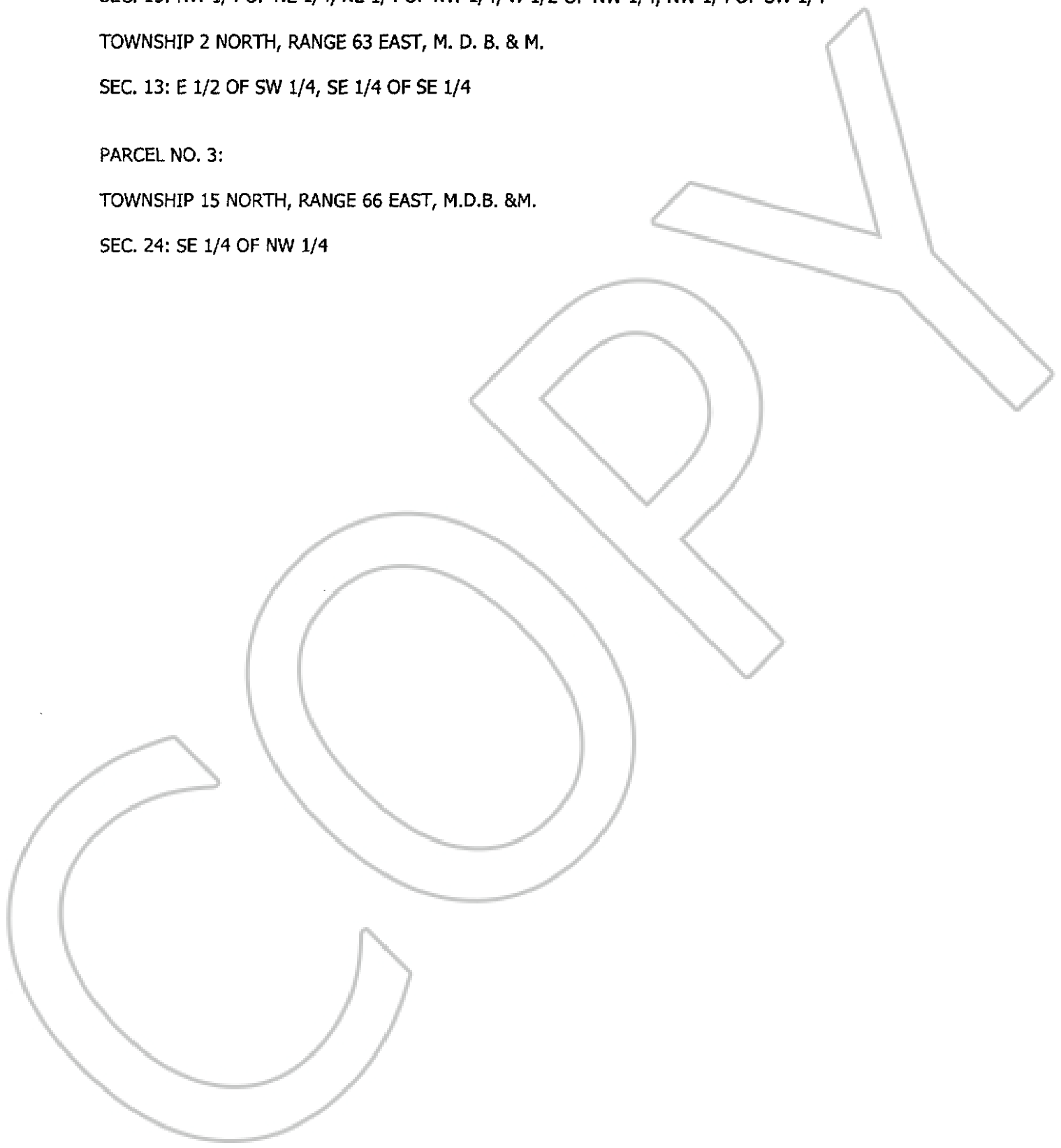
TOWNSHIP 2 NORTH, RANGE 63 EAST, M. D. B. & M.

SEC. 13: E 1/2 OF SW 1/4, SE 1/4 OF SE 1/4

PARCEL NO. 3:

TOWNSHIP 15 NORTH, RANGE 66 EAST, M.D.B. &M.

SEC. 24: SE 1/4 OF NW 1/4





### Exhibit "B"

#### DESCRIPTION OF WATER RIGHTS

All water rights apputenant to the real property located in White Pine COunty, State of Nevada, described in Exhibit A, including but not limited to:

All water rights, more particularly described as follows:

#### Vested Water Rights

- V00714
- V01216
- V02851
- V02852
- V02853
- V02854
- V02855
- V02915
- V01637

#### Permitted & Certified Water Rights:

Permit	Certificate
2005	406
3865	1068
6834	1211
10703	8088
27739	9772
27740	9773
27741	9774
27742	9775
27743	9743
27901	9776
27902	9744
28790	9777
38972	11632
48724	12339
7023	1162







**Water Rights, Ditches Flumes, Reservoirs, Wells and Waterways:**

- |                               |  |   |
|-------------------------------|--|---|
| Bastian Creek                 | Corothers Spring                           | East Cave Creek Spring No.1   |
| Bastian Creek Irrigation Well | Cottonwood Spring                          | East Side Connors Spring  |
| Bobstead Spring               | Indian Springs Pipeline 6 1/2 miles        | East Cold Spring  |
| Fox Spring                    | 3 -10,000 gal tanks                        | East Murphy Spring  |
| Fox Spring No.1               | 1 - 700 gal tank                           | Farm Spring No. 96 - trough   |
| Garden Spring                 | 3 - reservoirs                             | Hesselgesser Spring - dirt tank   |
| Indian Springs                | Indian Springs Knoll Well                  | Hub Basin Creek   |
| Lower Bobstead Spring         | Indian Springs No.1                        | Hub Basin Spring  |
| Middle Spring                 | Indian Springs No. 2                       | Indian Creek  |
| Middle Spring No.1            | Indian Springs Reservoir No.3              | Indian Springs - pipeline (2 mi)  |
| Middle Spring No.2            | Indian Springs Reservoir No.4              | Indian Springs  |
| Middle Spring No.3            | Indian Springs Reservoir No.5              | Robins Well   |
| North Field Spring            | Jack Spring                                | Rock Corral Spring  |
| North Field Spring No.1       | Johansen Spring - dirt tank                | Rock Spring   |
| North Field Spring No.2       | Johansen Spring No.1                       | Rosebud Spring  |
| North Field Spring No.3       | Johansen Spring No.2                       | Rush Spring - dirt tank   |
| North Field Spring No.4       | John Henry Well - concrete tank            | Shingle Creek   |
| North Field Spring No.5       | John Hollow Well                           | Six Mile Well   |
| North Fox Spring              | Leighen Spring - dirt tank                 | Snyder Well No.1 - windmill and pump jack with gasoline engine, steel tank and trough |
| North Fox Spring No.1         | Lime Rock Spring                           | South Corothers Spring  |
| North Fox Spring No.2         | Lower Murphy Spring                        | South Fork Cave Creek Spring  |
| North Fox Spring No.3         | Major Allotment N. Fence Well              | South Reservoir No.1  |
| North Fox Spring No.4         | Meadow Spring                              | South Spring  |
| Pittman Field Spring          | Middle Canyon Spring                       | South Well  |
| Pittman Field Spring No.1     | Middle Murphy Dry Tank                     | Spring Creek  |
| Shop Spring                   | Middle Murphy Spring                       | Spring Valley Tributaries   |
| South Fox Spring              | Monitor Spring                             | Steptoe Creek   |
| South Fox Spring No.1         | Mustang Spring                             | Stonewell Spring  |
| South Fox Spring No.2         | North Fork Cleve Creek                     | Summitt Spring  |
| South Fox Spring No.3         | North Spring                               | Swallow Creek   |
| Springfield Spring            | North Spring Range No.1                    | Taylor Spring   |
| Springfield North Spring      | North Spring Range No.2                    | Un-named Spring   |
| Bastian Creek Reservoir       | North Spring Range No.3                    | Upper Murphy Spring   |
| Bland Spring                  | North Well - concrete tank                 | Water Canyon Creek  |
| Blind Spring                  | Pine Creek                                 | Weaver Creek  |
| Board Creek                   | Pole Canyon Spring                         | Willard Creek   |
| Bob Hamilton Spring           | Ray Spring                                 | Willard Spring  |
| Cave Creek                    | Coyote Spring                              | Willard Spring - dirt tank  |
| Cleve Creek                   | Decathon Spring                            | Williams Creek  |
| Cold Spring                   | Dry Creek                                  |   |
| Connors Windmill Well         | East Canyon Spring                         |   |
| Cooper Meadow Spring          | East Cave Spring - steel and concrete tank |   |
| Cooper Wash Reservoir         |  |   |
| Cooper Wash Reservoir No.1    |  |   |
| Cooper Wash Reservoir No.2    |  |   |
| Cooper Wash Reservoir No.3    |  |   |

Together with any and all water rights owned by Grantor which are used or have been used in the operation of the real property described in Exhibit A to the Purchase Agreement.



**EXHIBIT C**  
**GRAZING PERMITS**

<b>Allotment Number</b>	<b>Allotment Name</b>	<b>AUMs</b>
01201	Wilson Creek	12,900
10126	Major's Allotment	12,535
10130	South Spring Valley Allotment	6,329
10140	Shoshone Unit Trail	483
60117	Shingle Creek	2,865
	Cooper Wash	5,431
	Cleve Creek	0
	Murphy Wash	3,659
<b>USDI Great Basin National Park</b>		
PWR 8420		
260 0604	Shingle Creek	221
PWR 8420		
2600 0604	Murphy Wash	271

Together with any and all federal grazing privileges which are associated with the Property and which are used or have been used in the operation of the Property described in Exhibit A of the Purchase Agreement.

Recording requested By  
FIRST AMERICAN TITLE

Lincoln County - NV  
Leslie Boucher - Recorder

Page 1 of 2 Fee: \$23.00  
Recorded By: LB RPTT:  
Book- 231 Page- 0445

STATE OF NEVADA  
DECLARATION OF VALUE

- 1. Assessor Parcel Number(s)
  - a) 012-590-02
  - b) 05-041-01
  - c) 06-181-01
  - d) 06-181-02

- 2. Type of Property
  - a)  Vacant Land
  - b)  Single Fam. Res.
  - c)  Condo/Twnhse
  - d)  2-4 Plex
  - e)  Apt. Bldg.
  - f)  Comm'l/Ind'l
  - g)  Agricultural
  - h)  Mobile Home
  - i)  Other \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE</b>	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. Total Value/Sales Price of Property: \$7,204,000.00
- Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )
- Transfer Tax Value: \$7,204,000.00
- Real Property Transfer Tax Due \$0.00

- 4. **If Exemption Claimed:**
  - a. Transfer Tax Exemption, per 375.090, Section: 02
  - b. Explain reason for exemption: Transfer to Governmental Entity
- 5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: [Signature] Capacity: General Manager  
Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
(REQUIRED)

**BUYER (GRANTEE) INFORMATION**  
(REQUIRED)

Print Name: El Tejon Cattle Co.  
Address: 34741 Seventh Standard Road  
City: Bakersfield  
State: CA Zip: 93314

Print Name: Southern Nevada Water Authority  
Address: 1001 S. Valley View Blvd.  
City: Las Vegas  
State: NV Zip: 89153

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**

First American Title Insurance  
Company National Commercial  
Print Name: Services  
Address: 3960 Howard Hughes Parkway, S-380  
City: Las Vegas

File Number: NCS-275623-HHLV mf/mf  
State: NV Zip: 89169

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 012-590-02
- b) 05-041-01
- c) 06-181-01
- d) 06-181-02

2. Type of Property

- a)  Vacant Land
- b)  Single Fam. Res.
- c)  Condo/Twnhse
- d)  2-4 Plex
- e)  Apt. Bldg.
- f)  Comm'/Ind'l
- g)  Agricultural
- h)  Mobile Home
- i)  Other \_\_\_\_\_

**FOR RECORDERS OPTIONAL USE**

Book \_\_\_\_\_ Page: \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: \_\_\_\_\_

3. Total Value/Sales Price of Property:

\$7,204,000.00

Deed in Lieu of Foreclosure Only (value of property)

( \$ \_\_\_\_\_ )

Transfer Tax Value:

\$7,204,000.00

Real Property Transfer Tax Due

\$0.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: 02
- b. Explain reason for exemption: Transfer to Governmental Entity

5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %

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Signature: [Signature]

Capacity: PARTNER; BOARD CHAIR

Signature: [Signature]

Capacity: PARTNER

**SELLER (GRANTOR) INFORMATION**

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)

(REQUIRED)

Print Name: El Tejon Cattle Co.

Print Name: Southern Nevada Water Authority

Address: 34741 Seventh Standard Road

Address: 1001 S. Valley View Blvd.

City: Bakersfield

City: Las Vegas

State: CA Zip: 93314

State: NV Zip: 89153

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**

First American Title Insurance  
Company National Commercial

Print Name: Services

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Address: 3960 Howard Hughes Parkway, S-380

City: Las Vegas

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