

The United States of America

Deed

N-97821

The UNITED STATES OF AMERICA, acting through the Department of the Interior, Bureau of Land Management, Nevada State Office, hereafter called the Grantor, does hereby release and quitclaim to STOREY COUNTY, hereafter called the Grantee, pursuant to Title XXX, Subtitle A, Section 3009(d) of the Carl Levin and Howard P. "Buck" McKeon National Defense Authorization Act for Fiscal Year 2015 (Public Law 113-291, 128 Stat. 3292, 3751-53), as amended by section 1116(a) of the John D. Dingell, Jr. Conservation, Management and Recreation Act (Public Law 116-9, 133 Stat. 580, 620-21), "Conveyance of Federal Land, Storey County, Nevada," all right, title, and interest in and to the following described real property, situated in the County of Storey, State of Nevada:

A parcel of Land situated within Township 16 North, Range 21 East, and in Township 17 North, Range 21 East, Mount Diablo Meridian, Nevada, shown as PARCEL A of EXHIBIT A and being more particularly described as follows:

BEGINNING at the east one-sixteenth (E 1/16) section corner of sections 6 and 31, on the south boundary of Township 17 North, Range 21 East.

From the POINT OF BEGINNING, along the following eighteen (18) courses and distances within said Township 17 North, Range 21 East;

THENCE, Northerly, on the north and south (N-S) center line of the southeast one-quarter (SE1/4) of section 31, a distance of approximately one-half (1/2) mile to the center-east one-sixteenth (C-E 1/16) section corner of section 31;

THENCE, Northerly, on the north and south (N-S) center line of the northeast one-quarter (NE1/4) of section 31, a distance of approximately one-half (1/2) mile to the east one-sixteenth (E 1/16) section corner of sections 30 and 31;

THENCE, Easterly, on the line between sections 30 and 31, a distance of approximately one-quarter (1/4) mile to the section corner of sections 29, 30, 31, and 32, monumented and described in the official survey records of the Bureau of Land Management;

THENCE, Northerly, on the line between sections 29 and 30, a distance of approximately one-half (1/2) mile to the one-quarter (1/4) section corner of sections 29 and 30, monumented and described in the official survey records of the Bureau of Land Management;

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THENCE, Northerly, continuing on the line between sections 29 and 30, a distance of approximately one-half (1/2) mile to the section corner of sections 19, 20, 29, and 30, monumented and described in the official survey records of the Bureau of Land Management;

THENCE, Easterly, on the line between sections 20 and 29, a distance of approximately one-half (1/2) mile to the one-quarter (1/4) section corner of sections 20 and 29, monumented and described in the official survey records of the Bureau of Land Management;

THENCE, Easterly, continuing on the line between sections 20 and 29, a distance of approximately one-half (1/2) mile to the section corner of sections 20, 21, 28, and 29, monumented and described in the official survey records of the Bureau of Land Management;

THENCE, Southerly, on the line between sections 28 and 29, a distance of approximately one-quarter (1/4) mile to the north one-sixteenth (N 1/16) section corner of sections 28 and 29;

THENCE, Easterly, on the east and west (E-W) center line of the northwest one-quarter (NW1/4) of section 28, a distance of approximately one-quarter (1/4) mile to the northwest one-sixteenth (NW 1/16) section corner of section 28;

THENCE, Southerly, on the north and south (N-S) center line of the northwest one-quarter (NW1/4) of section 28, a distance of approximately one-quarter (1/4) mile to the center-west one-sixteenth (C-W 1/16) section corner of section 28, monumented and described in the official survey records of the Bureau of Land Management;

THENCE, Southerly, on the north and south (N-S) center line of the southwest one-quarter (SW1/4) of section 28, a distance of approximately one-quarter (1/4) mile to the southwest one-sixteenth (SW 1/16) section corner of section 28, monumented and described in the official survey records of the Bureau of Land Management;

THENCE, Westerly, on the east and west (E-W) center line of the southwest one-quarter (SW1/4) of section 28, a distance of approximately one-quarter (1/4) mile to the south one-sixteenth (S 1/16) section corner of sections 28 and 29, monumented and described in the official survey records of the Bureau of Land Management;

THENCE, Southerly, on the line between sections 28 and 29, a distance of approximately one-quarter (1/4) mile to the section corner of sections 28, 29, 32, and 33, monumented and described in the official survey records of the Bureau of Land Management;

THENCE, Westerly, on the line between sections 29 and 32, a distance of approximately one-quarter (1/4) mile to the east one-sixteenth (E 1/16) section corner of sections 29 and 32;

THENCE, Southerly, on the north and south (N-S) center line of the northeast one-quarter (NE1/4) of section 32, a distance of approximately one-half (1/2) mile to the center-east one-sixteenth (C-E 1/16) section corner of section 32;

THENCE, Westerly, on the east and west (E-W) center line of section 32, a distance of approximately one-quarter (1/4) mile to the center one-quarter (C 1/4) section corner of section 32;

THENCE, Westerly, continuing on the east and west (E-W) center line of section 32, a distance of approximately one-quarter (1/4) mile to the center-west one-sixteenth (C-W 1/16) section corner of section 32;

THENCE, Southerly, on the north and south (N-S) center line of the southwest one-quarter (SW1/4) of section 32, a distance of approximately one-half (1/2) mile to the west one-sixteenth (W 1/16) section corner of sections 5 and 32; on the south boundary of Township 17 North, Range 21 East.

CONTINUE with the following 4 courses within said Township 16 North, Range 21 East;

THENCE, Southerly, on the north and south (N-S) center line of the northwest one-quarter (NW1/4) of section 5, a distance of approximately one-half (1/2) mile to the center-west one-sixteenth (C-W 1/16) section corner of section 5;

THENCE, Westerly, on the east and west (E-W) center line of section 5, a distance of approximately one-quarter (1/4) mile to the one-quarter (1/4) section corner of sections 5 and 6, monumented and described in the official survey records of the Bureau of Land Management;

THENCE, Westerly, on the east and west (E-W) center line of section 6, a distance of approximately one-quarter (1/4) mile to the center-east one-sixteenth (C-E 1/16) section corner of section 6;

THENCE, Northerly, on the north and south (N-S) center line of the northeast one-quarter (NE1/4) of section 6, a distance of approximately one-half (1/2) mile to the east one-sixteenth (E 1/16) section corner of sections 6 and 31, on the south boundary of Township 17 North, Range 21 East, being the POINT OF BEGINNING of said PARCEL A.

A parcel of Land situated within Section 5, Township 16 North, Range 21 East, Mount Diablo Meridian, Nevada, being shown as PARCEL B of EXHIBIT A and being more particularly described as follows:

BEGINNING at the center one-quarter (C 1/4) section corner of section 5, monumented and described in the official survey records of the Bureau of Land Management.

From the POINT OF BEGINNING, along the following four (4) courses;

THENCE, Southerly, on the north and south (N-S) center line of section 5, a distance of approximately one-quarter (1/4) mile to the center-south one-sixteenth (C-S 1/16) section corner of section 5;

THENCE, Westerly, on the east and west (E-W) center line of the southwest one-quarter (SW1/4) of section 5, a distance of approximately one-quarter (1/4) mile to the southwest one-sixteenth (SW 1/16) section corner of section 5;

THENCE, Northerly, on the north and south (N-S) center line of the southwest one-quarter (SW1/4) of section 5, a distance of approximately one-quarter (1/4) mile to the center- west one-sixteenth (C-W 1/16) section corner of section 5;

THENCE, Easterly, on the east and west (E-W) center line of section 5, a distance of approximately one-quarter (1/4) mile to the center one-quarter (C 1/4) section corner of section 5, being the POINT OF BEGINNING of said PARCEL B.

NOW KNOW YE, that there is, therefore, granted by the UNITED STATES OF AMERICA, unto STOREY COUNTY, the land described above; TO HAVE AND TO HOLD, all and singular, the said surface rights, together with any improvements, unto said GRANTEE, forever; and

EXCEPTING AND RESERVING TO THE UNITED STATES:

1. A right-of-way thereon for ditches and canals constructed by the authority of the United States, Act of August 30, 1890 (43 U.S.C. 945);
2. Right-of-way NVCC-0022415 for highway purposes granted to Nevada Department of Transportation, its successors or assigns, pursuant to the Act of November 9, 1921 (42 Stat. 216); and
3. All mineral and geothermal rights in and to the Federal land are reserved to the United States.

SUBJECT TO:

1. Valid existing rights;
2. Right-of-way N-8667 for railroad purposes granted to V&T Railroad Co. Inc., its successors or assigns, pursuant to the Act of March 3, 1875 (43 U.S.C. 934-939);

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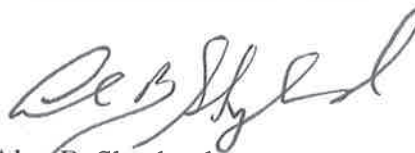
3. Right-of-way N-60566 for railroad purposes granted to NV Comm for the Reconstruction of the V&T Railway, its successors or assigns, pursuant to the Act of October 21, 1976 (43 U.S.C. 1761);
4. Rights-of-way N-77704, N-94245, N-99463, N-99871, and N-99907 for powerline purposes granted to Sierra Pacific Power Company, its successors or assigns, pursuant to the Act of October 21, 1976 (43 U.S.C. 1761);
5. Rights-of-way N-78548 and N-84486 for water facility purposes granted to Storey County, its successors or assigns, pursuant to the Act of October 21, 1976 (43 U.S.C. 1761); and
6. Right-of-way N-91237 for access road purposes granted to Comstock Mining, Inc., its successors or assigns, pursuant to the Act of October 21, 1976 (43 U.S.C. 1761).

As provided for in section 3009(d)(7) of the Carl Levin and Howard P. "Buck" McKeon National Defense Authorization Act for Fiscal Year 2015 (Public Law 113-291, 128 Stat. 3292, 3751-53), as amended by section 1116(a) of the John D. Dingell, Jr. Conservation, Management and Recreation Act (Public Law 116-9, 133 Stat. 580, 620-21), "Conveyance of Federal Land, Storey County, Nevada," the United States shall be relieved from liability for, and shall be held harmless from, any claim arising from the presence of an improvement or material on the real property described herein.

By accepting this quitclaim deed, the Grantee agrees to indemnify, defend, and hold the Grantor harmless from any costs, damages, claims, causes of action, penalties, fines, liabilities, and judgments of any kind or nature arising from the past, present, and future acts or omissions of the Grantee, its employees, agents, contractors, or lessees, or any third-party, arising out of, or in connection with, the Grantee's use, occupancy, or operations on the deeded real property. This indemnification and hold harmless agreement includes, but is not limited to, acts and omissions of the Grantee, its employees, agents, contractors, or lessees, or third party arising out of or in connection with the use and/or occupancy of the deeded real property resulting in: (1) Violations of federal, state, and local laws and regulations applicable to the real property; (2) Judgments, claims or demands of any kind assessed against the United States; (3) Costs, expenses, damages of any kind incurred by the United States; (4) Other releases or threatened releases on, into or under land, property and other interests of the United States by solid or hazardous waste(s) and/or hazardous substances(s), as defined by federal or state environmental laws; (5) Other activities by which solid or hazardous substances or wastes, as defined by federal and state environmental laws were generated, released, stored, used or otherwise disposed of on the deeded real property, and any cleanup response, remedial action, or other actions related in any manner to said solid or hazardous substances or wastes; (6) Or natural resource damages as defined by federal and state law. This covenant shall be construed as running with the deeded real property and may be enforced by the United States in a court of competent jurisdiction.

In testimony Whereof, the Grantor, by its duly authorized officer has executed this quitclaim deed and affixed the seal of the Bureau of Land Management hereunto.

GIVEN under my hand, in RENO, NEVADA, the ELEVENTH day of SEPTEMBER in the year of our Lord TWO THOUSAND and TWENTY and of the Independence of the United States the TWO HUNDRED and FORTY-FIFTH.



Alan B. Shepherd
Acting Deputy State Director
Resources, Lands, and Planning

[SEAL]

STATE OF NEVADA)
) ss
 COUNTY OF WASHOE)

On this 11th day of **September 2020**, personally appeared before me, a Notary Public, in and for the said County and State, the named Alan B. Shepherd, personally known to me to be the same person who executed the foregoing instrument and duly acknowledged that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year above written.



 Notary Public

My commission Expires: Mar. 8, 2022

