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Minutes east seven hundred and forty-eight (748) feet; thence South fourteen (14) degrees above (11) minutes east three hundred and forty five (345) feet a granite stone Marked "S.W. B.T." on North side; thence east eight thousand five hundred seventy-six and six tenths (8,576.6) feet; a sandstone Marker "S.E. A.B.T." thence North twenty three and seven hundred forty-four and nine tenths (20,744.9) feet; to the South line of the Venustiano Jaramillo tract as above said, at or near the Mouth of Box Cañon of Canon Creek; a sandstone 6' x 9' x 18" Marked "N.E. A.B.T."; thence a cottonwood eighteen (18) inches diameter bears North fifty-eight (58) degrees thirty (30) minutes west thirty-five (35) feet, as per survey; (30) inches diameter bears South fifty-eight (58) degrees thirty (30) minutes east seventy four (74) feet; thence easterly coincident with the South boundary of the Jaramillo tract above said, to place of beginning. All Courses mentioned true Magnetic Variation fourteen (14) degrees thirty (30) minutes east.

Excepting, and excluding from the premises above conveyed all those several tracts, pieces or parcels of land which are excluded and excepted from that certain deed made by Charles C. Patton to the Chama Valley Land Company, dated June 12, 1909, and recorded June 28, 1909, in Book 4 of pages 119 to 150, of the records in the Office of the probate clerk and Ex-officio recorder of the County of Rio Arriba and State of New Mexico.

Together with all the rights to enter in and upon said lands; to explore and prospect for such ore, coal, petroleum, oil, gas, Metals, Carbon or hydro-carbons, and valuable Mineral deposits, lodes and veins; to mine, take, remove, sell and dispose of any and all ore, coal, petroleum, oil, gas, Metals, Carbon or hydro-carbons and valuable Mineral deposits which may be found therein; and in aid thereof and in connection therewith, to plan, erect, construct and maintain such buildings, structures, Machinery, equipment, conduits, roads and railroads thereon, sink such shafts, make such excavations, remove such soil, rock or valuable Mineral deposits and Material, cut and use such timber, pasture and graze such work and draft animals, occupy such portions of said premises and erect, construct, operate and maintain such ditches, canals, flumes, dams or other Water Systems as may be necessary or useful.

Second: The right, privilege and option to the party of the second part, its Successors and assigns, at its or their election, to purchase in fee simple from time to time, share, which contain ore, coal, petroleum, oil, gas, Metals, Carbon or hydro-carbons, and valuable Mineral deposits, and sufficient land to prospect, explore and develop the same, at the rate of ten dollars (\$10.00) for each and every acre of land so purchased, and the party of the first part, for itself, its Successors and assigns, covenants that