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JOINT TENANCY DEED

THIS INDENTURE, made and entered into this 8th day of September, 1965, by and between CRESCENT VALLEY RANCH & FARMS, a Nevada corporation, party of the first part, and CLIFFORD L. MESSMER and NORMA E. MESSMER, husband and wife as Joint Tenants, party of the second part,

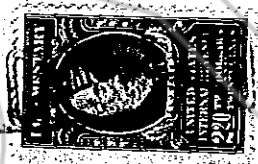
WITNESSETH:

That the said party of the first part, in consideration of the sum of TEN DOLLARS (\$10.00), lawful money of the United States of America, to it in hand paid by the said parties of the second part, the receipt whereof is hereby acknowledged, does by these presents grant, bargain and sell unto the said parties of the second part, and to the survivor of them, and to the heirs and assigns of such survivor forever, all that certain lot, piece or parcel of land situate in the County of Eureka, State of Nevada, that is described as follows:

Lot 10 of Block 10 of CRESCENT VALLEY RANCH & FARMS, UNIT NO. 1, as per map recorded in said County as File No. 34081.

SUBJECT TO: 1. Taxes due not heretofore paid.

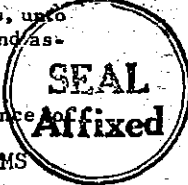
2. Covenants, conditions, restrictions, reservations, easements, rights and/or rights of way of record.



Together with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD the said premises, together with the appurtenances, unto the said parties of the second part, and to the survivor of them, and to the heirs and assigns of such survivor forever.

IN WITNESS WHEREOF, the party of the first part has caused this conveyance to be executed the day and year first hereinabove written.

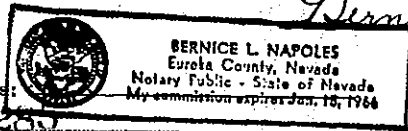


CRESCENT VALLEY RANCH & FARMS
BY: A. Z. Seltzer
A. Z. Seltzer, President
BY: Lawrence E. Byler
Lawrence E. Byler, Assist. Sec.

STATE OF NEVADA)
COUNTY OF EUREKA) SS

On this 9th day of September, 1965, personally appeared before me, a Notary Public in and for said County and State, A. Z. SELTZER and LAWRENCE E. BYLER known to me to be the President AND Assistant Secretary of the corporation that executed the foregoing instrument, and upon oath did depose that they are the officers of said corporation as above designated; that they are acquainted with the seal of said corporation and that the seal affixed to said instrument is the seal of said corporation; that the signatures to said instrument were made by officers of said corporation as indicated after said signatures; and that the said corporation executed the said instrument freely and voluntarily and for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at my office in said County the day and year in this certificate first above written.



Bernice L. Napoles
NOTARY PUBLIC

My Commission expires:

DOCUMENT NO. 41285
Filed for record at the request of Nevada Title Guaranty Company

on Sept. 16, 1965 at 40 minutes past 11 o'clock A. M.

Recorded in Book 8 of Official Records Page 411 Records of

Willis A. McPaul
COUNTY RECORDER