

D E E D

THIS INDENTURE, made this 10th day of June, 1970, by and between ASSOCIATED VENTURES OF NEVADA, INC., a Nevada corporation, party of the first part, and SECUNTRI, INC., a Nevada corporation, party of the second part,

W I T N E S S E T H :

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 party of the second part, the receipt whereof is hereby acknowledged, does by these presents grant, bargain and sell unto the said party of the second part and to its successors and assigns forever, all those certain lots, pieces or parcels of land situate in the Counties of Eureka, Lander, Pershing and Humboldt, State of Nevada, that are more particularly described in Exhibit "A" attached hereto. Reference is hereby specifically made to said Exhibit "A" and by such reference said Exhibit "A" is made a part hereof to the same extent as if fully set forth in this paragraph.

TOGETHER WITH the tenements, hereditaments and appurtenances 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 party of the second part, and to its successors and assigns forever. SUBJECT, HOWEVER, to those certain deeds of trust recorded in the various counties under the various document numbers set forth in Exhibit "B" attached hereto and by this reference made a part hereof.

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

ASSOCIATED VENTURES OF NEVADA, INC.

By Leonard P. Wikoff
Leonard P. Wikoff, President

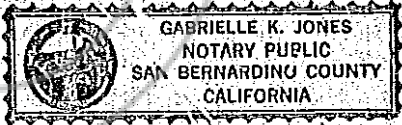
By Ruth H. Schneider
Ruth H. Schneider, Secretary

STATE OF CALIFORNIA

County of San Bernardino

On June 10, 1970, personally appeared before me, a Notary Public, LEONARD P. WIKOFF and RUTH H. SCHNEIDER, known to me to be the persons described in and who acknowledged to me that they executed the foregoing instrument in behalf of Associated Ventures of Nevada, Inc.

Gabrielle K. Jones
Notary Public



Grantee address is:
in care of
NEVADA TITLE TRUST COMPANY
90 COURT STREET
RENO, NEVADA
LC 30,000

WILSON & HALE
ATTORNEYS AT LAW
80 COURT STREET
RENO, NEVADA

DESCRIPTION

All that certain land situate in the Counties of Eureka, Lander, Pershing and Humboldt, State of Nevada, described as follows:

PARCEL 1: (Eureka County)

TOWNSHIP 29 NORTH, RANGE 48 EAST, M.D.B.&M.

- Section 1: N 1/2 (Lots 1, 2, 3 and 4 and S 1/2 N 1/2); N 1/2 S 1/2
Section 5: All, excepting therefrom that portion shown on the plat of CRESCENT VALLEY RANCH & FARMS UNIT NO. 1 filed in the office of the County Recorder of Eureka County, Nevada on April 6, 1959 as Document No. 34081.
Section 9: SE 1/4
Section 11: S 1/2
Section 13: SE 1/4
Section 21: NE 1/4; SE 1/4 NW 1/4; S 1/2 SE 1/4; E 1/2 NW 1/4
Section 25: E 1/2 NE 1/4; E 1/2 NW 1/4; SW 1/4 NW 1/4; E 1/2 SE 1/4; SW 1/4 SE 1/4; SW 1/4
Section 29: N 1/2 NE 1/4 NE 1/4; S 1/2 NW 1/4 NE 1/4; N 1/2 SW 1/4 NE 1/4; N 1/2 SE 1/4 NE 1/4; S 1/2 NW 1/4 NW 1/4; S 1/2 NW 1/4; S 1/2 NW 1/4 SE 1/4; N 1/2 SE 1/4 SW 1/4; S 1/2 SW 1/4 SW 1/4
Section 33: All
Section 35: SE 1/4

TOWNSHIP 29 NORTH, RANGE 49 EAST, M.D.B.&M.

- Section 7: NE 1/4; SW 1/4 SE 1/4
Section 31: All

TOWNSHIP 30 NORTH, RANGE 48 EAST, M.D.B.&M.

- Section 5: SW 1/4
Section 11: NW 1/4; NE 1/4 SW 1/4; S 1/2 SW 1/4; E 1/2 NW 1/4 SW 1/4; SW 1/4 NW 1/4 SW 1/4
Section 15: E 1/2 NE 1/4; SW 1/4 NE 1/4; S 1/2 NW 1/4 NE 1/4; S 1/2 N 1/2 NW 1/4; S 1/2 NW 1/4; SE 1/4
Section 17: N 1/2; SW 1/4 SE 1/4; S 1/2 SW 1/4
Section 27: NW 1/4 NE 1/4; NW 1/4; NE 1/4 SE 1/4; S 1/2 SE 1/4; S 1/2 NE 1/4 SW 1/4; N 1/2 NW 1/4 SW 1/4
Section 33: S 1/2 NE 1/4 NE 1/4; S 1/2 NW 1/4 NE 1/4; S 1/2 SE 1/4 NE 1/4; S 1/2 SE 1/4 NW 1/4; SE 1/4; S 1/2 SE 1/4 SW 1/4; SW 1/4 SW 1/4
Section 35: All

TOWNSHIP 30 NORTH, RANGE 49 EAST, M.D.B.&M.

- Section 5: SW 1/4 SE 1/4
Section 7: S 1/2 Lot 1; NE 1/4 Lot 1; Lot 2; SW 1/4 of Lot 3; NW 1/4 Lot 4
Section 9: All
Section 11: W 1/2 NE 1/4; SE 1/4 NE 1/4

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PARCEL I (Continued):

TOWNSHIP 31 NORTH, RANGE 48 EAST, M.D.B.&M.

Section 3: SW 1/4
Section 5: SW 1/4
Section 11: NW 1/4
Section 13: SW 1/4 SE 1/4
Section 15: NW 1/4 NE 1/4
Section 17: SW 1/4; NE 1/4
Section 19: SW 1/4; NE 1/4
Section 21: W 1/2; W 1/2 SE 1/4; NE 1/4; SE 1/4
Section 25: NW 1/4 NE 1/4; NE 1/4 NW 1/4; N 1/2 S 1/2
Section 27: SE 1/4 SW 1/4
Section 29: NW 1/4; SE 1/4; N 1/2 NE 1/4; S 1/2 NE 1/4
Section 33: NE 1/4
Section 35: S 1/2 SE 1/4; SW 1/4 Lot 12; S 1/2 Lot 11

TOWNSHIP 31 NORTH, RANGE 49 EAST, M.D.B.&M.

Section 19: NE 1/4 NW 1/4; N 1/2 SW 1/4

and also

Those certain lots in Crescent Valley Ranch & Farms, Unit No. 1 as shown on the map thereof, filed in the office of the County Recorder of Eureka County, Nevada, on April 6, 1959, as follows:

Lots 7 and 12 in Block 1
Lots 5, 7, 8, 9, 11, 13, 16, 18, 19, 23, 26 and 27 in Block 2
Lots 1, 2, 5, 6, 7, 8 and 14 in Block 3
Lots 1, 4, 6, 8, 11, 12, 13, 14, 15, 16, 17, 19, 20, 21 and 22 in Block 4
Lots 3, 9, 13 through 18 inclusive in Block 5
Lots 1 through 7 inclusive and lots 9 and 11 in Block 6
Lots 2 through 9 inclusive in Block 7
Lots 1, 2, 5, 6, 9 and 10 in Block 8
Lots 2 through 22 inclusive and Lots 24, 26 and 28 in Block 9
Lots 3, 4, 5, 6, 7, 9, 12, 16, 18, 19, 20, 24 and 26 in Block 10
Lots 1 through 12 inclusive in Block 11
Lots 1, 7 through 13 inclusive, 16, 17, 18, 20 and 22 in Block 12
Lots 2, 5, 6, 7, 10, 11, 12, 14 through 20 inclusive and 23 in Block 13
Lots 2, 4, 7 through 13 inclusive, 17, 18, 21, 24 through 28 inclusive, in Block 14
Lots 1, 2, 3, 4, 6, 7, 9, 10, 12 through 17 inclusive, 19 through 23 inclusive, 25, 27 and 28 in Block 15
Lots 1, 2, 3, 4, 6, 7, 8, 10 and 12 in Block 16
Lots 3, 4, 6 and 7 in Block 17
Lots 1, 2, 4 and 5 in Block 18
Lots 2 through 13 inclusive, Lots 17 through 24 inclusive in Block 19
Lots 3, 4, 5, 6, 7, 9, 10, 11, 12, 15 through 28 inclusive in Block 20
Lots 1, 5, 6, 7 and 12 in Block 21
Lots 1, 2, 4, 6, 12, 16, 20, 22, 24, 25 and 28 in Block 22
Lots 2, 4, 5, 6, 11, 16, 18, 19, 21, 23 through 25 inclusive in Block 23

(Continued on next page)

PARGEL I (Continued)

Lot 6 in Block 24
Lot 5 in Block 25
Lots 2 and 3 in Block 28
Lots 1 through 5 inclusive, 7 through 13 inclusive, 15 through 20 inclusive, 22, 23 and 24 in Block 30
Lots 7 through 14 inclusive, 17, 19, 20, 21 and 22 in Block 31
Lots 1 through 8 inclusive and Lot 12 in Block 32
Lots 3, 4, 5 and 7 in Block 33
Lots 3, 6 and 7 in Block 34
Lots 2, 5, 7 and 8 in Block 35
Lots 2, 3, 5, 6 and 7 in Block 36
Lots 1, 2 and 3 in Block 37
Lots 2, 4, 8 and 9 in Block 38
Lots 7, 8, 10 and 11 in Block 39
Lots 1, 3 and 5 in Block 40
Lots 1 through 9 inclusive in Block 41

Those certain lots in Crescent Valley Ranch & Farms Unit No. 3 as shown on the map thereof, filed in the office of the County Recorder of Eureka County, Nevada, on November 5, 1959, as follows:

Lots 1, 4, 6 and 8 in Block 1
Lots 2, 3, and 7 in Block 2
Lots 1, 3, 4 and 5 in Block 3
Lots 5, 7 and 8 in Block 4
Lots 2 through 8 inclusive in Block 5
Lots 2, 3, 5, 6, 7 and 8 in Block 6
Lots 2, 5 and 6 in Block 7
Lots 1, 2, 3, 4, 5, 7 and 8 in Block 8
Lots 3 through 8 inclusive in Block 9
Lots 2, 3, 4, 6 and 7 in Block 10
Lots 1, 2, 3, 4, 7 and 8 in Block 11
Lots 1, 2, 4, 6 and 7 in Block 12
Lots 2, 3, 4, 5 and 8 in Block 13
Lots 5 and 8 in Block 14
Lots 1, 2, 3, 4, 7 and 8 in Block 15
Lots 2, 3, 4, 5, 7 and 8 in Block 16

Those certain lots in Crescent Valley Ranch & Farms Unit No. 4 as shown on the map thereof, filed in the office of the County Recorder of Eureka County, Nevada on November 5, 1959, as follows:

Lot 3 in Block 3
Lots 2 and 4 in Block 4
Lots 3, 4 and 6 in Block 5
Lots 3, 4 and 6 in Block 6
Lot 1 in Block 7
Lots 5 and 7 in Block 8
Lots 1, 2 and 3 in Block 9
Lots 1, 2, 5 and 6 in Block 10
Lots 1, 2, 3 and 4 in Block 11
Lots 1, 2, 3, 4, 6 and 7 in Block 12
Lots 3, 5 and 6 in Block 13
Lots 2 and 8 in Block 14
Lot 5 in Block 16
Lot 4 in Block 17
Lot 1 in Block 20

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PARCEL I (Continued)

EXCEPTING THEREFROM, all petroleum, oil, natural gas and products derived therefrom, within or underlying said land or that may be produced therefrom, and all rights thereto, as reserved by SOUTHERN PACIFIC LAND COMPANY in Deed to H. J. BUCHENAU and ELSIE BUCHENAU recorded September 24, 1951 in Book 24 of Deeds at page 168, Eureka County, Nevada, records.

PARCEL II (Lander County)

TOWNSHIP 29 NORTH, RANGE 48 EAST, M.D.B.&M.

Section 31

TOWNSHIP 30 NORTH, RANGE 48 EAST, M.D.B.&M.

Section 7: SW 1/4
Section 31: All

TOWNSHIP 31 NORTH, RANGE 48 EAST, M.D.B.&M.

Section 7: W 1/2; (Lots 1, 2, 3 and 4; E 1/2 W 1/2)
N 1/2 SE 1/4; SW 1/4 SE 1/4
Section 19: NE 1/4; SW 1/4
Section 31: SW 1/4; and S 1/2 NW 1/4 NW 1/4; S 1/2 NW 1/4

TOWNSHIP 30 NORTH, RANGE 47 EAST, M.D.B.&M.

Section 1: W 1/2; SE 1/4
Section 3: All
Section 5: All
Section 7: All, except NW 1/4 SE 1/4
Section 9: N 1/2; SW 1/4
Section 11: All, except SE 1/4 SW 1/4
Section 15: N 1/2 NE 1/4; N 1/2 SW 1/4
Section 17: NW 1/4
Section 21: N 1/2; SW 1/4
Section 23: W 1/4; SW 1/4 NE 1/4 SE 1/4; E 1/2 NW 1/4 SE 1/4;
S 1/2 SE 1/4
Section 25: N 1/2; NW 1/4 SW 1/4; S 1/2 SW 1/4 SW 1/4
Section 27: W 1/2
Section 29: NW 1/4; SE 1/4
Section 31: E 1/2; Lots 1, 4, 5, 10 and 16
Section 33: All
Section 35: W 1/2; S 1/2 SE 1/4

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DESCRIPTION (Continued)

PARCEL II (Continued)

Those certain lots in Crescent Valley Ranch & Farms, Unit No. 2, as shown on the map thereof, filed in the office of the County Recorder of Eureka County, Nevada, on July 6, 1959, as follows:

Lot 1 in Block 2
Lots 1 through 4 inclusive in Block 3
Lots 2, 3, 4, 6, 7 and 8 in Block 4
Lots 5, 6 and 8 in Block 5
Lot 7 in Block 6
Lot 1 in Block 8
Lot 7 in Block 9
Lots 1, 4, 7 and 8 in Block 10
Lots 1, 6, 7 and 8 in Block 11
Lots 1, 2, 5, 6 and 7 in Block 12
Lot 5 in Block 13
Lots 2, 3, 4, and 5 in Block 14
Lots 4, 6, 7, 8 and 9 in Block 15
Lots 1, 4 and 5 in Block 16
Lots 3 and 4 in Block 17

EXCEPTING THEREFROM, all petroleum, oil, natural gas and products derived therefrom, within or underlying said land or that may be produced therefrom, and all rights thereto, as reserved by SOUTHERN PACIFIC LAND COMPANY in Deed to H. J. BUCHENAU and ELSIE BUCHENAU recorded October 2, 1951 in Book 64 of Deeds at page 313, Lander County, Nevada, records.

PARCEL III (Pershing County)

TOWNSHIP 34 NORTH, RANGE 37 EAST, M.D.B. & M.

Section 5: SW 1/4 SW 1/4 SW 1/4
Section 17: NW 1/4
Section 21: NW 1/4; NE 1/4 NW 1/4 SE 1/4; S 1/2 NW 1/4 SE 1/4;
S 1/2 SE 1/4, excepting therefrom the 400 foot Main Track.
Section 33: NE 1/4; S 1/2 NW 1/4; NE 1/4 NW 1/4

Lots 17 and 31 as shown on the map of GRASS VALLEY ESTATES UNIT NO. 1, recorded in the office of the County Recorder of Pershing County, Nevada.

EXCEPTING from all of the above, all petroleum, oil, natural gas and products derived therefrom, within or under said land or that may be produced therefrom and all rights thereto, together with the exclusive right at all times to enter upon or in said land to prospect for or to drill, bore, recover, and remove the same, as reserved by Southern Pacific Company, in deed recorded April 11, 1958 at Book 71 of Deeds, page 446, Humboldt County, Nevada, records and recorded April 7, 1958 at Book 5, Official Records, page 539, Pershing County, Nevada.

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DESCRIPTION (Continued)

PARCEL IV (Humboldt County)

TOWNSHIP 35 NORTH, RANGE 36 EAST, M.D.B.&M.

Section 35: All

EXCEPTING from all of the above, all petroleum, oil, natural gas and products derived therefrom, within or under said land or that may be produced therefrom and all rights thereto, together with the exclusive right at all times to enter upon or in said land to prospect for or to drill, bore, recover and remove the same, as reserved by Southern Pacific Company in deed recorded April 11, 1958 in Book 71 of Deeds, page 446, Humboldt County, Nevada, records.

EXHIBIT "A" - Page 6

DEEDS OF TRUST

1. Dated November 27, 1957 executed by CRESCENT VALLEY RANCH AND FARMS, Trustor, to NEVADA TITLE GUARANTY COMPANY, Trustee for H. J. BUCHENAU, ELSIE BUCHENAU, GRACE C. ARNOLD, JOHN PATRICK ARNOLD, ROBERT C. ARNOLD and MAXINE A. HOLMES, Beneficiary, to secure \$200,000.00. recorded December 30, 1957 in Book H of Real Mortgages, page 591, Eureka County, Nevada, Document No. 33521, and recorded in Book 66 of Deeds at page 516, Lander County, Nevada, records Document No. 34483.

2. Dated December 27, 1958, executed by CRESCENT VALLEY RANCH AND FARMS, Trustor, to NEVADA TITLE GUARANTY COMPANY, Trustee for H. J. BUCHENAU, ELSIE BUCHENAU, GRACE C. ARNOLD, JOHN PATRICK ARNOLD, ROBERT C. ARNOLD and MAXINE A. HOLMES, Beneficiaries, to secure \$10,000.00, recorded March 18, 1959 in Book I of Real Mortgages, page 28, Eureka County, Nevada, records, and recorded March 23, 1959 in Book 66 of Deeds, at page 263, Lander County, Nevada, records.

3. Dated November 12, 1966, executed by CRESCENT VALLEY RANCH AND FARMS and ASSOCIATED VENTURES OF NEVADA, INC., Trustors, to NEVADA TITLE GUARANTY COMPANY, Trustee for A. Z. SELTZER, AUGUST I. DAMON, ELIZABETH DAMON, AARON MOYER, GERALDINE MOYER, FLORENCE BERENEY, HOUSTON A. SNIDOW, HORACE D. ORR, MARY ORR, BEOWAVE FARMS, INC., RALPH G. SEIBLY and ELIZABETH SEIBLY, Beneficiaries, to secure \$550,083.90 recorded December 14, 1966 in Book 14 of Official Records at page 10, Eureka County, Nevada and recorded December 30, 1966 in Book 15 of Official Records, at page 119, Lander County, Nevada and recorded December 29, 1966 in Book 20, Official Records, page 441, Humboldt County, Nevada, and recorded December 29, 1966 in Roll 6, Frame 1, Pershing County, Nevada, records.

4. Dated November 12, 1966, executed by CRESCENT VALLEY RANCH & FARMS, Trustor, to NEVADA TITLE GUARANTY COMPANY, Trustee, for A. Z. SELTZER, AUGUST I. DAMON, ELIZABETH DAMON, AARON MOYER, GERALDINE MOYER, FLORENCE BERENEY, HOUSTON A. SNIDOW, HORACE D. ORR, MARY ORR, BEOWAVE FARMS, INC., RALPH G. SEIBLY and ELIZABETH SEIBLY, Beneficiaries, to secure \$550,083.90, recorded February 1, 1967 in Book 17 of Official Records at page 516, Eureka County, Nevada, records; and recorded December 31, 1969 in Book 25, Official Records, page 340, Pershing County, Nevada and in Book 43, Official Records, page 185, Humboldt County, Nevada.

EXHIBIT "B"

RECORDED AT THE REQUEST OF Nevada Title Guaranty Company
on July 1, 1970, at 50 mins. past 10 A. M. in
Book 35 of OFFICIAL RECORDS, page 590-597, RECORDS OF
EURKA COUNTY, NEVADA Charles A. Pritchard Recorder.
File No. 52814 Fee \$ 10.00