

DOCUMENTARY TRANSFER TAX \$ 38.50
COMPUTED ON FULL VALUE OF PROPERTY CONVEYED
OR COMPUTED ON FULL VALUE LESS LIENS AND
ENCUMBRANCES REMAINING AT TIME OF SALE
W. J. Clark First American Title Co.
Signature of Creditor or Agent determining tax. Firm Name

508242
RPTT PAID \$38.50
M. A. McLeod
Eureka County Recorder
58173

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DEED

THIS DEED made this 4th day of January, 1974,
between JAMES A. MANN II and JUDY A. MANN, hereinafter called
GRANTORS, and WESTERN AGRO, INC., a Nevada corporation, herein-
after called GRANTEE,

WITNESSETH:

That the GRANTORS, for and in consideration of the sum
of ONE DOLLAR (\$1.00), lawful money of the United States of
America, and other good and valuable consideration, the receipt
whereof is hereby acknowledged, do by these presents grant,
bargain, and sell unto the GRANTEE and to its assigns forever,
all that certain real property of GRANTORS, said real property
situate, lying and being in the county of Eureka, state of
Nevada, more particularly described as follows:

TOWNSHIP 23 NORTH, RANGE 54 EAST, M. D. B. & M.

Section 32: All

EXCEPTING therefrom, all oil, gas, potash and
sodium as reserved in Patents executed by
UNITED STATES OF AMERICA, recorded March 9,
1965, in Book 6 of Official Records at pages
551 and 554, Eureka County, Nevada.

TOGETHER with all and singular the tenements, heredita-
ments and appurtenances thereunto belonging, or in anywise apper-
taining, and the reversion and reversions, remainder and remainders
rents, issues and profits thereof. Together with all water rights
thereon, including but not limited to those water rights under
Nevada State Water Board Permits Nos. 26737, 19145, 27423 and 23813.

TO HAVE AND TO HOLD all and singular the said real prop-
erty, together with the appurtenances, unto the said Grantee
and to its assigns forever.

IN WITNESS WHEREOF said GRANTORS have hereunto signed
on the day and year first above written.

James A. Mann II
JAMES A. MANN II

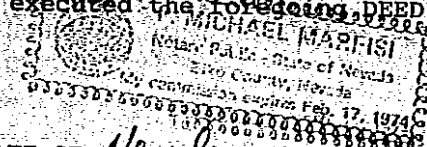
Judy A. Mann
JUDY A. MANN

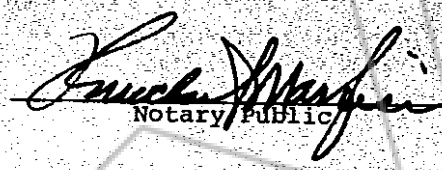
BEAUCHAMP & RAYMOND
ATTORNEYS AT LAW
CARSON CITY, NV. 89701
TELEPHONE 882-5011

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STATE OF NEVADA)
) : SS.
County of Elko)

On January 4th, 1973, personally appeared before me, a Notary Public, JAMES A. MANN II, who acknowledged to me that he executed the foregoing DEED.

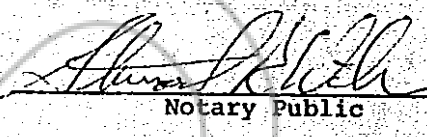

MICHAEL MAFFISI
Notary Public - State of Nevada
Eureka County, Nevada
Commission Expires Feb. 17, 1974


Notary Public

STATE OF Nevada)
) : SS.
County of Elko)

On January 4th, 1973, personally appeared before me, a Notary Public, JUDY A. MANN, who acknowledged to me that she executed the foregoing DEED.

STEWART R. WILSON
Notary Public - State of Nevada
Eureka County, Nevada
Commission Expires Feb. 17, 1974


Notary Public

RECORDED AT THE REQUEST OF First American Title Co. of Nev.
on Jan. 4, 1974, at 49 mins. past 3 P. M. by
Book 47 of OFFICIAL RECORDS, page 178-179 RECORDS OF
EUREKA COUNTY, NEVADA Willis A. Notario Recorder
File No. 58173 Fee \$4.00
FILE NO. 58173