

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made and entered into this 31st day of MAY, 1977, by and between EARL EDGAR and DELORES EDGAR, his wife, of the County of Elko, State of Nevada, parties of the first part, and GREGORY FOX, a single man, whose address is P. O. Box 4782, Haywood, California, party of the second part,

W I T N E S S E T H:

That the said parties of the first part, for and in consideration of the sum of TEN DOLLARS (\$10.00), lawful money of the United States of America, to them in hand paid by the said party of the second part, and other good and valuable consideration, the receipt whereof is hereby acknowledged, do by these presents grant, bargain sell and convey unto the said party of the second part, as his sole and separate property, and to the heirs and assigns of the said second party, forever, all the following described property in the County of Eureka, State of Nevada:

TOWNSHIP 31 NORTH, RANGE 50 EAST, M.D.B.&M.

Section 31: W 1/2 of the E 1/2

SUBJECT TO:

1. All existing rights of way, easements, licenses and privileges, for roads, trails, highways, railroads, ditches, pipe, pole or transmission lines, telephone lines and cables, on, under, over, through or across said land or any portion thereof.

2. All reservations, exceptions and restrictions of record in the Elko County Recorder's Office, Elko, Nevada, as of the date of this Deed.

3. The following reservations made by the first parties:

(a) Reserving therefrom an easement of thirty (30) feet in width along all exterior boundaries for ingress and egress, with power to dedicate.

(b) Excepting therefrom and reserving to first parties ALL minerals, royalties, mineral rights, mineral deposits, oil and gas, and oil and gas rights, and coal, now in, under, on or pertaining to said lands or any portion thereof, together with the right of ingress and egress on, across and through the surface of the land conveyed, and together with all rights, privileges, easements and licenses necessary for the convenient and successful exploration for, location of, exploitation of, mining of and removal of all such minerals, coal, oil and gas and all by-products thereof.

(c) A right of way, with right of entry upon, over, under, along, across and through the said land for the purpose of erecting, constructing, operating, repairing, and maintaining pole lines with cross arms for the transmission of electrical

*Completed on full value of property conveyed, or
Completed on full value less liens and encumbrances
existing thereon at time of transfer.
Under penalty of perjury:
Earl Edgar
DeLores Edgar
Gregory Fox
Attorneys of choice or agent determining
the facts herein*

energy, and for telephone line, and/or for laying, repairing, operating, and renewing any pipe line or lines for water, gas or sewerage, and any conduits for electric or telephone wires, and reserving to first parties the sole right to convey the rights hereby reserved.

Together with all buildings and improvements situate thereon.

Together with the tenements, hereditaments and appurtenances thereunto belonging or in anywise 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 as his sole and separate property, and to the heirs and assigns of the said second party, forever.

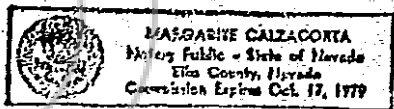
IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands the day and year first above written.

Earl Edgar
EARL EDGAR
Delores Edgar
DELORES EDGAR

STATE OF NEVADA)
) SS.
COUNTY OF ELKO)

On this 31st day of MAY, 1977, personally appeared before me, a Notary Public, EARL EDGAR and DELORES EDGAR, his wife, who acknowledged that they executed the above instrument.

Margarite Calzadorta
NOTARY PUBLIC



RECORDED AT THE REQUEST OF Earl Edgar
on July 5, 1977, at 01 mins. past 8 A.M. In
Book 60 of OFFICIAL RECORDS, page 87-88 RECORDS OF
EUREKA COUNTY, NEVADA. WILLIS A. DePAOLI Recorder
File No. 63198 Fee 4.00

63198

54.60 *104963*
RECORDED BY PG 48
AT REQUEST OF
Deanna Swistock
77 JUN 14 P 2: 02
RECORDED BY PG 48
JERRY L. REYNOLDS
ELKO CO. RECORDER

104963

2.
VAUGHAN, HULL, MARFISI & MILLER, LTD. BOOK 60 PAGE 88
ATTORNEYS AND COUNSELORS
330 IDAHO STREET
ELKO, NEVADA 89801

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