

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made and entered into this 24th day of May, 1979, by and between R.D.BISCHOFF and BETTY JEAN BISCHOFF, his wife, and JOE VAN LITH and IRIS VAN LITH, his wife, as parties of the first part, and J.B.B., INC., a Nevada corporation, 1480 Stewart Street, Reno, Nevada 89502, 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, does by these presents grant, bargain, sell and convey unto the said party of the second part, forever, all the following described property in the County of Eureka, State of Nevada:

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

SECTION 36: E1/2NW1/4; W1/2NE1/4

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

SECTION 4: S1/2SW1/4

SECTION 6: SW1/4NE1/4; SE1/4NW1/4, LOTS 1, 2, 3, 4 and 5

SECTION 8: N1/2; SE1/4

EXCEPTING THEREFROM one-half of all oil, gas, mineral and geothermal products as reserved in deed executed by ED FREISEN and ELSIE FREISEN, recorded November 18, 1974, in Book 50, Page 293, Eureka County Official Records.

TOGETHER WITH the tenements, hereditaments and appurtenances thereunder belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TOGETHER WITH the following:

All buildings; fixtures; corrals; fences; stockwater troughs, tanks and facilities; windmills now on the premises, or any portion thereof; and together with all new or additional buildings, structures, fixtures, fences, corrals and other improvements.

All springs, wells, waters, water rights, rights to the use of water, dams, ditches, canals, pipelines, reservoirs and all other means for the diversion or use of water appurtenant to the said property, or any part thereof, or used or enjoyed in connection therewith; and together with all

stockwatering rights used or enjoyed in connection with the use of any of said lands, including those on the public domain.

SUBJECT TO:

1. All rights-of-way easements, licenses and privileges affecting the property or any portion thereof and all highways, roads, trails, canals, ditches, flumes, pipe, pipelines, pole and transmission lines, telephone lines and cables, reservoirs, dams and diversions on, under, over, through or across the land or any portion thereof.
2. All patent reservations, covenants, conditions, restrictions and reservations.
3. All reservations of oil, gas, petroleum, minerals, mineral rights, coal and geothermal resources, substances and processes.
4. Any existing mining claims, mill sites and tunnel locations.
5. Any existing fence encroachments or misalignment.
6. Any application for agricultural use assessment and agricultural use assessment pursuant thereto under the laws of the State of Nevada.
7. All laws, ordinances, planning, zoning, codes, rules and regulations affecting the property.

TO HAVE AND TO HOLD the said premises, together with the appurtenances, unto the said party of the second part and the successors 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.

R. D. Bischoff
R. D. BISCHOFF

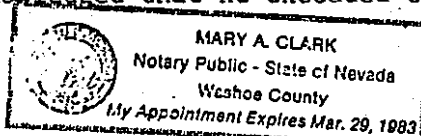
Betty Jean Bischoff by R. D. Bischoff
BETTY JEAN BISCHOFF by R. D. Bischoff,
her attorney in fact.

Joe Van Lith
JOE VAN LITH

IRIS VAN LITH
IRIS VAN LITH by Joe Van Lith, her attorney
in fact.

STATE OF NEVADA }
COUNTY OF WASHOE } ss

On May 24, 1979, personally
appeared before me, a Notary Public, R. D. BISCHOFF, who
acknowledged that he executed the above instrument.



Mary A. Clark
NOTARY PUBLIC

STATE OF NEVADA }
COUNTY OF WASHOE } ss

285 E (a)

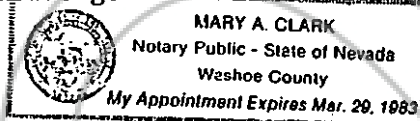
On this 24th day of May, in the year 1979, before me,
MARY A. CLARK, personally appeared JOE VAN LITH
known to me to be the person whose name is subscribed to
the within instrument as the attorney-in-fact of IRIS VAN LITH
and acknowledged to me that he subscribed the name of
LITH, as principal and his own name as attorney-in-fact.



Mary A. Clark
Notary Public

MARY A. CLARK
Notary Public - State of Nevada
Washoe County
My Appointment Expires Mar. 29, 1983

acknowledged that he executed the above instrument.



Mary A. Clark
NOTARY PUBLIC

STATE OF NEVADA }
COUNTY OF WASHOE } ss

285 E (a)

On this 24th day of May, in the year 1979, before me,
MARY A. CLARK, personally appeared
R. D. BISCHOFF, known to me to be the person whose name is subscribed to
the within instrument as the attorney-in-fact of BETTY JEAN BISCHOFF
and acknowledged to me that he subscribed the name of BETTY JEAN
BISCHOFF, as principal and his own name as attorney-in-fact.



Mary A. Clark
Notary Public

MARY A. CLARK
Notary Public - State of Nevada
Washoe County
My Appointment Expires Mar. 29, 1983

RECORDED AT THE REQUEST OF Inter-County Title Of Nevada
on May 25, 19 79 at 15 min. past 11 A.M.
Book 70 of OFFICIAL RECORDS Page 304-306 RECORDS OF
EUREKA COUNTY NEVADA WILLIS A. D'PAOLI Recorder
File No. 68325 Fee \$5.00

68325

3.

BOOK 70 PAGE 306