

Under penalty of perjury:

Frontier Title Company
Signature of declarant or agent determining tax-firm name Jan

RPTT PAID \$159.50

71204

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made and entered into this 28th day of November, 1979, by and between DIAMOND STAR RANCH, a California Corporation, of 6976 Rivercrest Drive, Anderson, California 96007, First Party; and JAMES W. BUFFHAM and PAMELA M. BUFFHAM, his wife, of Box 128, Maybell, Colorado 81640, Second Parties;

W I T N E S S E T H:

That the said First Party, for and 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 Second Parties, and other good and valuable consideration, receipt whereof is hereby acknowledged, does by these presents grant, bargain, sell and convey unto the said Second Parties as joint tenants with the right of survivorship and not as tenants in common, and to the assign of the said Second Parties and to the survivor of them, and to the heirs, executors, administrators and assigns of the survivor forever, all that certain real property situate, lying and being in the County of Eureka, State of Nevada, more particularly described as follows:

Township 23 North, Range 52 East, M.D.B.&M.

Section 11: NE1/4NE1/4; SW1/4NE1/4
Section 12: S1/2SW1/4
Section 13: E1/2NW1/4; SW1/4NW1/4
Section 24: E1/2; E1/2W1/2
Section 25: NE1/4; E1/2NW1/4
Section 36: N1/2NE1/4; W1/2NW1/4; NE1/4NW1/4
an undivided one-half interest in
and to the SW1/4NE1/4; SE1/4NW1/4

Township 23 North, Range 53 East, M.D.B.&M.

Section 19: Lots 1, 2, 3 and 4
Section 30: Lots 1 and 2

TOGETHER WITH any and all improvements situate thereon.

TOGETHER WITH all water, water rights, rights to the use of water, dams, ditches, canals, pipe lines, reservoirs, and all other means for the diversion or use of waters 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.

TOGETHER WITH all range rights and grazing rights, and in particular, but without limitation thereto, all rights to graze livestock upon the Public Domain under what is known as the Taylor Grazing Act used or enjoyed in connection with said property.

TOGETHER WITH all mineral rights, oil or gas owned by the Seller herein lying on, in or over the above described real property.

TOGETHER WITH the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, 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 Second Parties as joint tenants with right of survivorship and not as tenants in common, and to the survivor of them and to the heirs and assign of the survivor forever.

IN WITNESS WHEREOF, the said First Party has hereunto set its hand as of the day and year first hereinabove written.



DIAMOND STAR RANCH

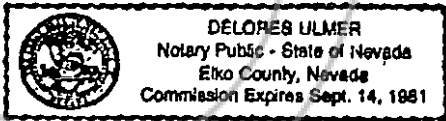
By Duwayne H. Nelson
DuWAYNE H. NELSON

STATE OF Nevada)
COUNTY OF Elko) SS.

On this 26th day of November, 1979, personally appeared before me, a Notary Public, DuWAYNE H. NELSON, acting on behalf of DIAMOND STAR RANCH, who acknowledged that he executed the foregoing instrument.

71204

DeLores Ulmer
NOTARY PUBLIC



RECORDED AT THE REQUEST OF Frontier Title Company
on December 3, 1979, at 30 mins. past 2 P.M., in
Book 76 of OFFICIAL RECORDS, page 328-329, RECORDS OF
ELKO COUNTY, NEVADA. WILLIS A. DePAOLI Recorder
File No. 71204 Fee \$ 4.00