

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made and entered into this 8th day of September, 1980, by and between HERBERT R. HAWKINS, an unmarried man, of Elko, Nevada, herein referred to as Grantor; and COMSTOCK TUNNEL AND DRAINAGE COMPANY, a Delaware corporation, hereinafter referred to as Grantee;

W I T N E S S E T H:

That the said Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00), lawful money of the United States of America, to him in hand paid by the said Grantee, and other good and valuable consideration, the receipt whereof is hereby acknowledged, does by these presents grant, bargain, sell, and convey unto the said Grantee, and to its successors and assigns, all that certain lot, piece, or parcel of land situate, lying and being in the County of Eureka, State of Nevada, and more particularly described as follows, to-wit:

Lots One (1) and Two (2) of Block Twenty-three (23) of the Town of Eureka, Nevada. *Y.P.*

EXCEPTING THEREFROM all uranium, thorium, or any other material which is or may be determined to be peculiarly essential to the productions of fissionable materials, reserved by the UNITED STATES OF AMERICA in patent recorded December 19, 1947 in Book 23, Page 226, Deed Records, Eureka County, Nevada.

SUBJECT TO any and all exceptions, reservations, restrictions, restrictive covenants, assessments, easements, and rights of way of record.

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 Grantee, and to its successors and assigns forever.

IN WITNESS WHEREOF, the said Grantor has hereunto set his hand the day and year first above written.

Grantee's Address:
P.O. Box 413
Virginia City, NV

Herbert R. Hawkins
HERBERT R. HAWKINS

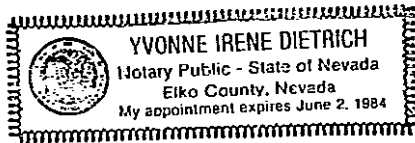
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GOICOECHEA, DIGRAZIA & MARVEL
ATTORNEYS AT LAW
BLOHM BUILDING, SUITE 200
FIFTH & IDAHO STREETS - P.O. BOX 1358
ELKO, NEVADA 89801
(702) 738-8091

FS 10836-FLC

STATE OF NEVADA)
) ss.
COUNTY OF ELKO)

On this 8th day of September 1980, personally appeared before me, a Notary Public, HERBERT R. HAWKINS, who acknowledged to me that he executed the foregoing instrument.



Yvonne I. Dietrich
NOTARY PUBLIC

RECORDED AT REQUEST OF
FRONTIER TITLE COMPANY
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80 SEP 8 P 1:30

OFFICIAL RECORDS
SOREKA COUNTY, NEVADA
WILLIS A. GIBBS, RECORDER
FILE # 76513
FEE \$ 4.00

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