

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO

80706

Bi-State Petroleum
500 East Glendale
Sparks, NV 89431

MAIL TAX STATEMENTS TO

As Directed Above

RPTT PAID \$27.50

CORPORATION GRANT DEED

CHEVRON U.S.A. INC., a corporation organized and existing under the laws of the State of California, and having its principal place of business at 575 Market Street, San Francisco, California 94105, hereinafter called "Grantor", in consideration of Ten and No/100 Dollars (\$10.00) and other valuable consideration, receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to BI-STATE PETROLEUM, a Nevada Corporation hereinafter called "Grantee", all that real property in the County of Eureka, State of Nevada, bounded and described as follows:

A Parcel of land located in Lot 1, Section 14, Township 19 North, Range 53 East, NDM., more particularly described as follows:

Commencing at the North 1/16 corner common to Sections 13 and 14 of said Township 19 North, Range 53 East, NDM., thence North 39°21'46" West, 425.15 feet to Corner #2 of the patented Old Put Mill Site, Lot No. 245B, being the point of beginning; thence North 79°15' East 163.83 feet along the northerly line of said Old Put Mill site to a point 25 feet westerly of the centerline of a county road linking Eureka and Diamond Valley; thence along said westerly right of way line North 4°35' West 123.05 feet to a point; thence South 89°26'42" West 203.04 feet to a point; thence South 0°33'18" East 180.72 feet to a point on the northerly line of the patented Mining Claim Lupita Lode, Lot No. 49B; thence North 77°30' East 56.22 feet along said northeasterly line of said Lupita Lode to a point; thence North 0°33'18" West 2.83 feet to a point on the westerly line of said Old Put Mill Site; thence North 18°00' West 15.21 feet along said westerly line of the Old Put Mill Site to the point of beginning.

Together with all improvements located on said real property on the date of this deed, whether the same constitute real or personal property (said property and improvements being hereinafter collectively called the "property"). Without limitation on the generality of the foregoing, said improvements include any warehouse and barrel platform, office, pump house, garage, tank truck loading ramp, other platforms, fencing and gate, utility lines, storage tanks, pumps, tank truck unloading headers, plumbing, lines and related valves, flanges and unions, garage, meters, motors and electrical wiring so located on said date.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

EXCEPTING AND RESERVING TO GRANTOR, its successors and assigns, all oil, gas and other hydrocarbons, geothermal resources and all other minerals, whether similar to those herein specified or not, within or that may be produced from said real property.

DOCUMENTARY TRANSFER TAX \$ 27.50
 COMPUTED ON FULL VALUE OF PROPERTY CONVEYED OR
 COMPUTED ON FULL VALUE LESS LIENS AND ENCUMBRANCES
REMAINING THEREON AT TIME OF TRANSFER.
UNDER PENALTY OF PERJURY.

FIRST AMERICAN TITLE COMPANY

M. J. ...
SIGNATURE OF DECLARANT OR AGENT
DETERMINING TRADING NAME

AND FURTHER EXCEPTING AND RESERVING TO GRANTOR, its successors and assigns, the sole and exclusive right from time to time to drill and maintain wells or other works into or through said real property and the adjoining streets, roads and highways below a depth of five hundred (500) feet and to produce, inject, store and remove from and through such wells or works, oil, gas, water and other substances of whatever nature, including the right to perform below said depth any and all operations deemed by Grantor necessary or convenient for the exercise of such rights.

The rights hereinabove excepted and reserved to Grantor do not include and do not except or reserve to Grantor any right of Grantor to use the surface of said real property or the first five hundred (500) feet below said surface or to conduct any operations thereon or therein. Unless hereinafter specifically excepted and reserved, all rights and interests in the surface of said real property are hereby conveyed to Grantee.

This conveyance is subject to all matters appearing of record or that can be ascertained by an inspection of said real property.

IN WITNESS WHEREOF, said Corporation has caused this instrument to be executed by its Assistant Secretary thereunto duly authorized.

DATED: May 29, 1981

CHEVRON U.S.A. INC.

By

M.M. Dryden
Assistant Secretary

M.M. DRYDEN

EUREKA BULK PLANT

State of California }
City and County of San Francisco } ss

On June 1, 1981, before me, the undersigned, a Notary Public in and for said City and County and State/residing therein, duly commissioned and sworn, personally appeared M. M. DRYDEN, known to me to be Assistant Secretary of Chevron U.S.A. Inc., the Corporation described in and that executed the within instrument, and also known to me to be the person who executed it on behalf of the said Corporation therein named, and acknowledged to me that such Corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Official Seal, in the City and County and State aforesaid the day and year in this certificate above written.



Irene Fonseca
Notary Public in and for said City and County of San Francisco, State of California

LD-189 (CD-6-79)
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RECORDED AT REQUEST OF
FIRST AMERICAN TITLE CO. OF NEVADA - 2 -
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OFFICIAL RECORDS
EUREKA COUNTY, NEVADA
WILLIS A. DEPAUL RECORDER
FILE NO. 80706
FEE \$ 4.00

BOOK 95 PAGE 328