

DEED IN LIEU OF FORECLOSURE

FOR CONSIDERATION RECEIVED, the undersigned Grantor, E. BRANDT FREEMAN, JR., an unmarried man, does hereby grant, bargain and sell to ARNOLD E. LENSCHMIDT and EARLENE J. LENSCHMIDT, his wife, as joint tenants with right of survivorship, the property located in the County of Eureka, State of Nevada, more particularly described as follows:

All that certain real property situate in the County of Eureka, State of Nevada, more particularly described as follows:

TOWNSHIP 30 NORTH, RANGE 49 EAST, M.D.B. & M.

Section 3: S1/2SW1/4SW1/4, NE1/4SW1/4SW1/4;
SE1/4SW1/4; S1/2NE1/4SW1/4NW1/4

EXCEPTING THEREFROM 90% of all coal, oil, gas and other minerals of every kind and nature whatsoever, lying in or under said land, as reserved by Strathearn Cattle Company, in deed recorded May 25, 1959, in Book 25, Page 297, Deed Records, Eureka County, Nevada.

Together with all buildings and improvements situate thereon.

Together with the tenements and hereditaments and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

This deed is an absolute conveyance, the Grantor herein having sold the above-described property to the Grantees for a fair and adequate consideration, such consideration, in addition to that above recited, being full satisfaction of all obligations secured by the Deed of Trust dated December 20, 1983, executed by E. BRANDT FREEMAN, JR., an unmarried man, to FOUNDERS TITLE COMPANY OF SACRAMENTO COUNTY, a California corporation, Trustee, for ARNOLD E. LENSCHMIDT and EARLENE J. LENSCHMIDT, his wife, Beneficiary, recorded March 22, 1984, in Book 121, Page 596, File No. 92984, in the Office of the County Recorder of Eureka County, Nevada and all obligations incurred by Grantor to Grantee by the agreements or documents between them relating to the sale of the above-described property.

Grantor herein declares that this conveyance is freely, voluntarily and fairly made, all with the prior right of Grantor to have and obtain independent legal counsel, and Grantor is fully informed herein, and that there are no agreements, oral or written, other than this deed between Grantor and Grantees with respect to the property hereby conveyed.

IN WITNESS WHEREOF the Grantor has executed this Deed before a Notary Public on the day and year stated in such acknowledgement.


E. BRANDT FREEMAN, JR.

Law Office of
P. MICHAEL MARFISI, LTD.
P.O. Box 871 Eureka, Nevada 89001

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Document recorded as follows:
 Copy of deed or instrument of property conveyed
 Copy of instrument of property conveyed
 Copy of instrument of property conveyed
Under penalty of perjury:
Signature of Notary Public
Notary Public

FEL 14530-54

CHICAGO TITLE INSURANCE COMPANY
INDIVIDUAL

Single
State

STATE OF CALIFORNIA }
COUNTY OF Sacramento } SS

On this 17th day of May, in the year 1985, before me, the undersigned, a Notary Public in and for said County and State, personally appeared G. Braddt Freeman, Jr.

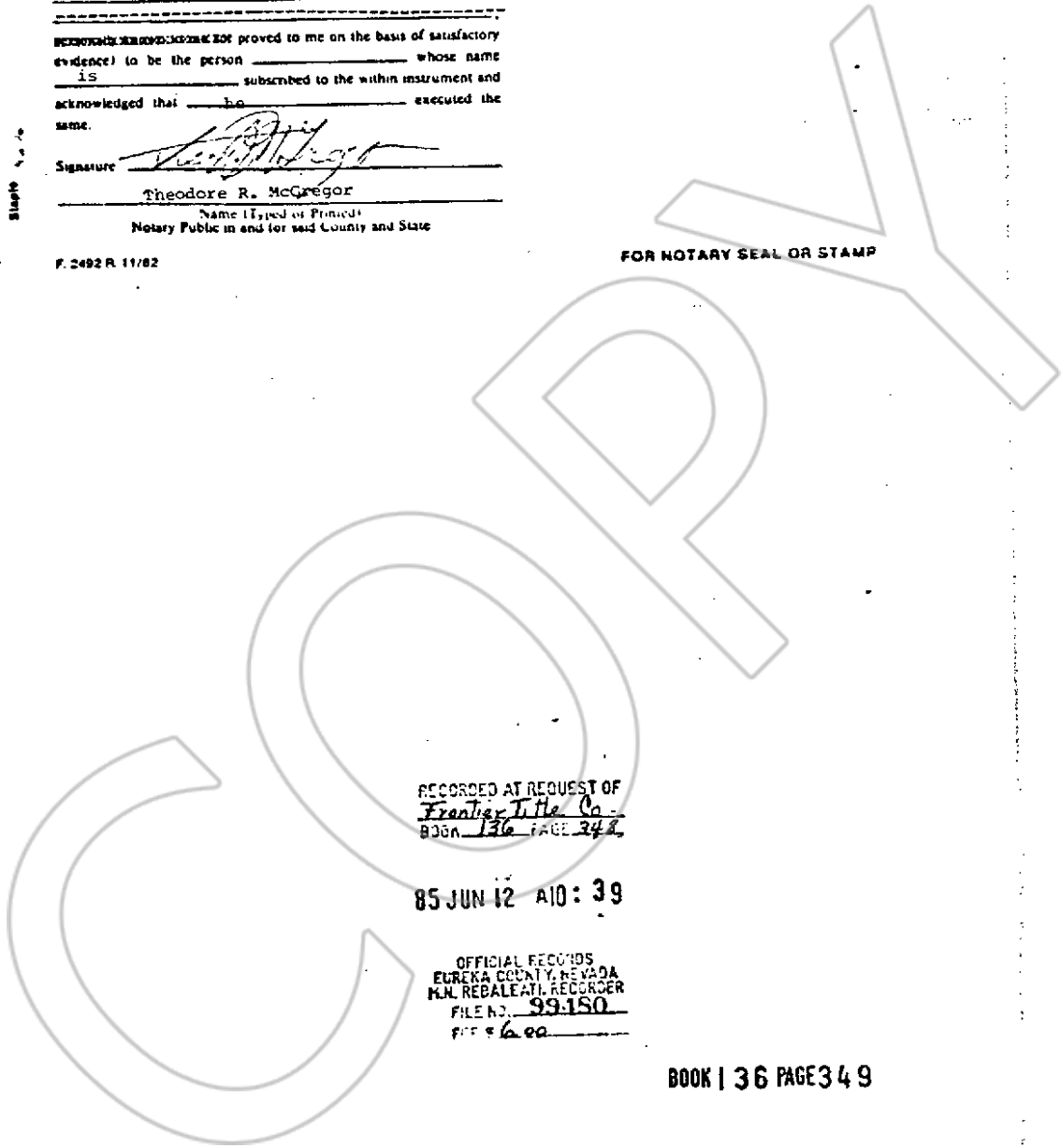


proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same.

Signature Theodore R. McGregor
Name (Typed or Printed)
Notary Public in and for said County and State

F. 2492 R. 11/82

FOR NOTARY SEAL OR STAMP



RECORDED AT REQUEST OF
Frontier Title Co.
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85 JUN 12 10:39

OFFICIAL RECORDS
EUREKA COUNTY, NEVADA
K.M. REBALEATI, RECORDER
FILE NO. 99-180
PFF 6.00

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