

Documentary Transfer Tax \$ 11.00
B Computed on full value of property conveyed, or
C Computed on full value of land and improvements, including thereon at time of transfer.

Under penalty of perjury:

Frontier Title & Deed Co.
Signature of declarant or agent determining
tax-firm name.

126487

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made and entered into this 22nd day of February, 1989, by and between LEONARD V. GROVES and DOROTHY R. GROVES, husband and wife, of Vista, California, Grantors, and SLAGOWSKI RANCHES, INC., a Nevada corporation, whose address is Pine Valley, Carlin, Nevada 89822 Grantee;

W I T N E S S E T H:

That the Grantors, 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 Grantee, and other good and valuable consideration, the receipt whereof is hereby acknowledged, do 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:

Township 28 North, Range 52 East, M.D.B.&M.

Section 3: S 1/2 SE 1/4; SE 1/4 SW 1/4

EXCEPTING THEREFROM, all petroleum, oil, natural gas and products derived therefrom lying in and under said land as reserved by Southern Pacific Land Company, in deed recorded March 9, 1950, in Book 24, Page 42, Deed Records, Eureka County, Nevada.

FURTHER EXCEPTING THEREFROM, an undivided one-half (1/2) interest of all other mineral rights lying in and under said land as reserved by Oscar Rudnick, et al., in deed recorded April 23, 1956, in Book 25, Page 2, Deed Records, Eureka County Nevada.

SUBJECT to any and all exceptions, reservations, restrictions, restrictive covenants, assessments, easements, rights 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.

GOICOECHEA & DIGRAZIA, LTD.
ATTORNEYS AT LAW
BLOHM BUILDING, SUITE 200
FIFTH & IDAHO STREETS, P. O. BOX 1350
ELKO, NEVADA 89801
(702) 738-8091

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FILE 18750-DC

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 Grantors have executed this Deed the day and year first hereinabove written.

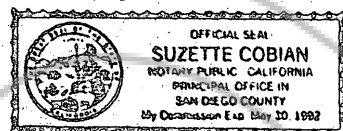
Leonard V. Groves
LEONARD V. GROVES

Dorothy R. Groves
DOROTHY R. GROVES

STATE OF California)
COUNTY OF San Diego) ss.

On this 14th day of February, 1989, personally appeared before me, a Notary Public, LEONARD V. GROVES and DOROTHY R. GROVES, husband and wife, who acknowledged to me that they executed the foregoing instrument, and who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument.

Suzette Cobian
NOTARY PUBLIC



RECORDED AT THE REQUEST OF
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Furber Title Co.
89 FEB 23 P3:17

OFFICIAL REF. FOR
EUREKA COUNTY, CALIFORNIA
M.M. ALBAFALL, RECORDER
FILE NO. FEB 26 1989
126487

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