

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made and entered into as of the 18<sup>th</sup> day of February, 1992, by and between FRANKLIN BERRY COOK <sup>AKA FRANKLIN BARRY COOK</sup> and CHESTINE COOK, husband and wife, Grantors, of La Mesa, California; and JULIAN TOMERA RANCHES, INC., STONE HOUSE DIVISION, a Nevada Corporation, of Carlin, Nevada, 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, current money of the United States of America, to them in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, do by these presents grant, bargain, sell, convey and confirm an undivided thirty-five (35%) percent interest, being all of the Grantor's right title estate or interest therein, unto the said Grantee, and to the successors and assigns of the Grantee forever, in and to all that certain real property situate, lying and being in the Counties of Elko and Eureka, State of Nevada, and more particularly described as follows:

TOWNSHIP 31 NORTH, RANGE 52 EAST, MDB&M

Section 14:	SE $\frac{1}{4}$
Section 23:	All
Section 24:	All
Section 25:	All
Section 33:	All
Section 35:	All

EXCEPTING THEREFROM the transfer by these presents all mineral lands should any such be found to exist in the tracts described in the foregoing; but this exclusion and exception according to the terms of the statute, shall not be construed to include coal and iron lands, as recorded in Patent by the United States of America in Book 14 of Deed Records at Page 627, Eureka County, Nevada, and recorded in Book 2 of Patent Records at Page 228, Elko County, Nevada.

FURTHER EXCEPTING AND RESERVING to the United States all the coal and other minerals in the lands so entered and patented, together with the right to prospect for, mine and remove the same pursuant to the provisions and limitations of the Act of December 29, 1916 (30 Stat., 862), as recorded in Book 8 of Patent Records at Page 375, Elko County, Nevada.

TOGETHER WITH all buildings and improvements situate thereon.

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, all and singular, the said premises, together with the appurtenances unto the said Grantee, and to the successors and assigns of the Grantee forever.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands as of the day and year first hereinabove written.

GRANTEE'S ADDRESS:

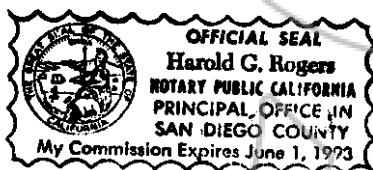
Pine Valley Route  
Carlin, NV 89822

*Franklin Berry Cook*  
*Franklin Berry Cook*  
FRANKLIN BERRY COOK AKA FRANKLIN BERRY COOK  
*Chestine Cook*  
CHESTINE COOK

APN# 05-040-03-5

STATE OF CALIFORNIA )  
COUNTY OF SAN DIEGO ) SS.

On this 18<sup>th</sup> day of FEB, 1992, personally appeared before me, a Notary Public, FRANKLIN BERRY COOK and CHESTINE COOK, known to me to be said persons, who acknowledged that they executed the foregoing instrument.



*Harold G. Rogers*  
NOTARY PUBLIC

BOOK 232 PAGE 552

COPY

BOOK 232 PAGE 551  
OFFICIAL RECORDS  
RECORDED AT THE REQUEST OF  
*First American*  
'92 MAR 17 P1:30  
*Little*

EUREKA COUNTY, NEVADA  
M.M. REBALEATI, RECORDER  
FILE NO. FEE \$ 7.00

140278

BOOK 232 PAGE 553

# DECLARATION OF VALUE

Recording Date 3/17/92 Book 232 Page 551 Instrument # 140278

Full Value of Property Interest Conveyed \$ 28,801.50

Less Assumed Liens & Encumbrances —

Taxable Value (NRS 375.010, Section 4) \$ 28,801.50

Rent Property Transfer Tax Due \$ 37.70

If exempt, state reason. NRS 375.090, Section                      Explain:                     

APN#	INDIVIDUAL	ESCROW HOLDER
Under penalty of perjury, I hereby declare that the above statements are correct.		Under penalty of perjury, I hereby declare that the above statements are correct to the best of my knowledge based upon the information available to me in the documents contained in the escrow file.
Signature of Declarant		<u><i>Cherish Senrud</i></u> Signature of Declarant
Name (Please Print)		<u>Cherish Senrud</u> Name (Please Print)
Address		<u>417033</u> Escrow Number
City State Zip		<u>First American Title Company of NV</u> Firm Name
		<u>518 Idaho Street</u> Address
		<u>Elko,</u> <u>NV</u> <u>89801</u> City State Zip