

140279

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made and entered into as of the 28 day of Feb., 1992, by and between JANELL COOK, a widow, of Arlington, Virginia, Grantor; 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 Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00), lawful, current money of the United States of America, to her in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, does by these presents grant, bargain, sell, convey and confirm an undivided thirty (30%) percent interest, being all of the Grantor's right title estate or interest therein, unto the said Grantee forever, 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 Grantor has hereunto set her hand as of the day and year first hereinabove written.

GRANTEE'S ADDRESS:

Pine Valley Route
Carlin, NV 89822
APN# 05-040-03-5

Janelle Cook
JANELLE COOK

SEAL
Affixed

STATE OF VIRGINIA)
COUNTY OF ARLINGTON) SS.

On this 21 day of FEBRUARY, 1992, personally appeared before me, a Notary Public, JANELLE COOK, known to me to be said person, who acknowledged that she executed the foregoing instrument.

Bonnie Mark
NOTARY PUBLIC
My Comm Exp
4/30/95

BOOK 232 PAGE 554
OFFICIAL RECORDS
RECORDED AT THE REQUEST OF

First American

'92 MAR 17 P1:30

Jelle Co -

EUREKA COUNTY, NEVADA
H.N. REBALEATI, RECORDER
FILE NO.

140279

BOOK 232 PAGE 555

DECLARATION OF VALUE

Recording Date 3/17/92 Book 232 Page 554 Instrument # 140279

Full Value of Property Interest Conveyed \$ _____

Less Assumed Liens & Encumbrances - _____

Taxable Value (NRS 375.010, Section 4) \$ _____

Real Property Transfer Tax Due \$ -0-

If exempt, state reason. NRS 375.090, Section _____ Explain: RPTT's paid on counterpart deed recorded

APN#

INDIVIDUAL

Under penalty of perjury, I hereby declare that the above statements are correct.

Signature of Declarant _____

Name (Please Print) _____

Address _____

City _____

State _____

Zip _____

ESCROW HOLDER

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 *Cherish Senrud*

Cherish Senrud

Name (Please Print) _____

417033

Escrow Number _____

First American Title Company of NV

Firm Name _____

518 Idaho Street

Address _____

Elko,

NV

89801

City _____

State _____

Zip _____