

141365

GRANT, BARGAIN AND SALE DEED

417393.CS
RPTS 5.85

THIS INDENTURE, made and entered into as of the 11 day of
June, 1992, by and between ROBERT BRUCE COOK, of South
Pasadena, California and RUBY CATHERINE O'HARA, of Oxnard,
California, Grantors; and JULIAN TOMERA RANCHES, INC., STONE HOUSE
DIVISION, a Nevada Corporation, of Pine Valley, Carlin, Nevada,
Grantee;

W I T N E S S E T H:

That the Grantor, ROBERT BRUCE COOK, for and in consideration
of the sum of TEN DOLLARS (\$10.00), lawful, current money of the
United States of America, to him 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 five (5%)
percent interest, being all of the Grantor's right title estate or
interest therein; and that the Grantor, RUBY CATHERINE O'HARA, 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 five (5%) 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.

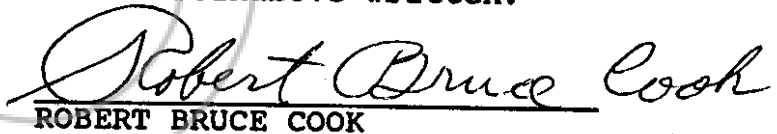
FURTHER EXCEPTING AND RESERVING to the United States all the coal and other minerals in the lands so entered and patented, together with the right to prospect for, mine and remove the same pursuant to the provisions and limitations of the Act of December 29, 1916 (30 Stat., 862), as recorded in Book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

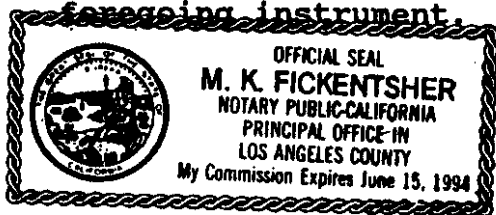
IN WITNESS WHEREOF, the said Grantors have hereunto set their hands as of the day and year first hereinabove written.


ROBERT BRUCE COOK

RUBY CATHERINE O'HARA

STATE OF CALIFORNIA)
COUNTY OF Los Angeles SS.

On this 11th day of June, 1992, personally
appeared before me, a Notary Public, ROBERT BRUCE COOK, known to me
to be said person, who acknowledged that they executed the
foregoing instrument.



M. K. Fickentsher
NOTARY PUBLIC

STATE OF CALIFORNIA)
COUNTY OF _____) SS.

On this _____ day of _____, 1992, personally
appeared before me, a Notary Public, RUBY CATHERINE O'HARA, who
acknowledged that she executed the foregoing instrument.

Apn -05-040-03 5

NOTARY PUBLIC

BOOK 236 PAGE 192
OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
First American Title
'92 JUN 29 P1:44

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

141365

BOOK 236 PAGE 194

DECLARATION OF VALUE

Recording Date 6/29/92 Book 236 Page 192 Instrument # 141365

Full Value of Property Interest Conveyed \$ 4,500.-
 Less Assumed Liens & Encumbrances -
 Taxable Value (NRS 375.010, Section 4) \$ 4,500.-
 Net Property Transfer Tax Due \$ 5.85

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

APN# 05-040-03-5

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

Name (Please Print) _____

417393

Escrow Number

First American Title Company of NV

Firm Name

518 Idaho Street

Address

Elko,

NV

89801

City

State

Zip