

EXECUTRIX'S DEED

THIS INDENTURE, made this 2nd day of March, 1993, by PATRICIA J. WARD, of 530 North Taylor Street, Fallon, Nevada, and as Executrix of the Estate of WILLIAM JOHN MARTIN, deceased, of Churchill County, Nevada, hereinafter referred to as Grantor; and PATRICIA J. WARD, a married woman, as her sole and separate property, of 530 North Taylor Street, Fallon, Nevada, as tenants in common and not as joint tenants, hereinafter referred to as Grantee.

The parties recite and declare that:

on March 2, 1993, the Third Judicial District Court of the State of Nevada, in and for the County of Churchill, in probate Case No. 20764 entitled "In the Matter of the Estate of WILLIAM JOHN MARTIN, Deceased," entered its Order Settling Account and making Final Distribution directing the transfer of all the right, title and interest of the deceased in and to those certain lots, pieces or parcels of land situate in the County of Eureka, State of Nevada, known as Assessor's Parcel Numbers 01-071-08, 01-136-03, 01-151-01, and 233 1/3 feet of Colorado Patented Mining Claim, and more particularly described in Exhibit A. attached hereto and incorporated by reference herein, to be executed by the Executrix of said estate, namely, PATRICIA J. WARD, assigning all right, title and interest of the decedent in and to said real property to one of the heirs of the decedent, namely, PATRICIA J. WARD, said order now being on file and of record in the Clerk of the Court's Office, Churchill County, Nevada, a copy of said order being attached hereto as Exhibit B. and incorporated by reference herein;

JOHN S. HILL

Attorney at Law

85 South Laverne Street
Fallon, Nevada 89406
702/423-7088

1 That the Executrix, pursuant to the Order of the Court
2 above-mentioned, and in consideration of TEN DOLLARS (\$10.00) paid
3 to the Executrix by Assignees, the receipt whereof is hereby
4 acknowledged, hereby grants, bargains and sells unto said PATRICIA
5 J. WARD, a married woman, as her sole and separate property, and to
6 her heirs and assigns forever, all interest of the decedent in and
7 to that certain parcel situate in the County of Eureka, State of
8 Nevada, and more particularly described in Exhibit A. attached
9 hereto and incorporated by reference herein;
10 TOGETHER WITH all appurtenances thereto and the reversion
11 and reversions, remainder and remainders, rents, issues and profits
12 thereof, and all of the estate, right, title, interest, property,
13 possession, claim and demand whatsoever, both in law and equity,
14 which WILLIAM JOHN MARTIN, the decedent, had in his lifetime and at
15 the time of his death, and which Executrix has by virtue of the her
16 appointment as Executrix of the estate of WILLIAM JOHN MARTIN,
17 decedent, or otherwise, of, in, and to the above-granted parcels of
18 property, and every part and parcel thereof, with appurtenances.
19 Executrix, for herself, her successors in interest, agrees
20 with Assignee that she is lawfully the Executrix of the Estate of
21 WILLIAM JOHN MARTIN, and has power to transfer as aforesaid.
22 Executrix further covenants that she has, in all respects, made this
23 deed pursuant to the authority granted by Order of the above-
24 mentioned Court, and that she has not done or suffered any act since
25 she became Executrix as aforesaid whereby the above-transferred
26 interest, or any part thereof, now is, or at any time hereafter
27 shall or may be, impeached, charged, or encumbered in any manner
28 whatsoever.

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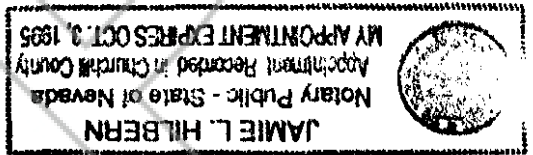
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1 IN WITNESS WHEREOF, the Executrix has executed this
2 Assignment at 85 South Laverne Street, city of Fallon,
3 County of Churchill, State of Nevada, the day and year first above-
4 written.

Patricia J. Ward
PATRICIA J. WARD
Executrix of the Estate
of WILLIAM JOHN MARTIN
530 North Taylor Street
Fallon, Nevada 89406

STATE OF NEVADA
: ss.
) County of Churchill

11 On this 2nd day of March, 1993, before me, the
12 undersigned, a Notary Public in and for the County and State
13 aforesaid, personally appeared PATRICIA J. WARD, known to me to be
14 the person described in and who executed the foregoing instrument,
15 and who acknowledged to me that she executed the same freely and
16 voluntarily and for the uses and purposes therein mentioned.
17 IN WITNESS WHEREOF, I hereunto set my hand and affix my
18 official seal the day and year first above-written.



NOTARY PUBLIC

Jamie L. Hilbern

EXHIBIT A.

Parcel No. 01-071-08

Lot Three (3) in Block Twenty-One (21) of the Town of Eureka according to the plat thereof recorded in the office of the County Recorder of Eureka County, Nevada.

Parcel No. 01-136-03

Lots Seven (7) and Eight (8) of Block Seven (7) of the Town of Eureka according to the plat thereof recorded in the office of the County Recorder of Eureka County, Nevada.

Parcel No. 01-151-01

Lots 1 and 2 in Block 89 of the Town of Eureka, County of Eureka, State of Nevada.

-and-

A parcel of land lying immediately west of Lot 1, Block 89 described as: Beginning at the NW corner of Lot 1, Block 89, thence N 86° 7' W, a distance of 50 feet to a point, thence S. 17° 53' W, a distance of 100 feet to a point, thence S. 86° 7' E, a distance of 50 feet to a point on the west side line of Lot 1, Block 89, thence N. 17° 53' E, along the west side line of Lot 1 a distance of 100 feet to the NW corner of Lot 1, Block 89, the place of beginning.

TOGETHER WITH all improvements situate thereon.

AND ALSO:

233 1/3 feet of Colorado Patented Mining Claim located outside the Townsite of Eureka, Nevada, but within Eureka County, Nevada.

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CASE NO. 20764

Dept. No. 1.

IN THE THIRD JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA

IN AND FOR THE COUNTY OF CHURCHILL

ORDER SETTLING ACCOUNT
AND
MAKING FINAL DISTRIBUTION

IN THE MATTER OF THE ESTATE OF:

WILLIAM JOHN MARTIN,

Deceased.

PATRICIA J. WARD, Executrix of the estate of WILLIAM JOHN

MARTIN, deceased, having rendered and filed on the 4th day of

January, 1993, her first and final Account, Report

of Administration, Petition for Distribution, and Application for

Order Authorizing Payment of Attorney's Fees and Costs, and the

said account and petition having come on regularly to be heard this

2nd day of March, 1993, and proof having been made to

the satisfaction of the Court that Notice of Settlement of said

account and hearing on the Petition for Distribution and for the

attorney's fees and costs has been given in the manner and for the

time required by law, the Court finds:

1. That said account is in all respects true and

correct.

2. That due and legal notice to creditors of said

estate has been given in the manner and for the time required by

law.

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Attorney at Law

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FILED

'93 MAR -2 A9:31

RUBY ANDERSON
COUNTY CLERK

BY CLAUDIA BECKSTRAND

1 That all claims and debts against said decedent and
2 against said estate, and all debts, expenses and charges of
3 administration have been fully paid and discharged, and there are
4 no federal estate taxes due from the estate or personal property
5 taxes due and payable the estate, and that said estate is ready for
6 distribution and now in a condition to be closed.

7 4. That the whole of said estate was the separate
8 property interest of decedent.

9 5. That JOHN S. HILL, Attorney at Law, has performed
10 services in connection with the administration of this estate, for
11 which services the Executrix of the estate has agreed to pay from
12 the assets of the estate a fee of \$1,437.50, the sum of \$750.00
13 having been previously paid; that the Executrix should be
14 authorized and directed to pay to said attorney the difference in
15 the amount of \$687.50;

16 6. That said attorney has expended fees in the
17 administration of this estate in the total amount of \$502.95; and
18 that the Executrix should be authorized and directed to reimburse
19 said attorney in the amount of \$502.95, together with any further
20 closing costs that may accrue;

21 7. That the Executrix of this estate received a refund
22 resulting from a mortgage insurance policy maintained by the
23 decedent and his surviving spouse, BARBARA MARTIN, in the amount
24 of \$6,404.41; that the Executrix proposes to pay said sum over to
25 BARBARA MARTIN, the remaining joint tenant on the mobile home
26 serving as security for said mortgage; that this Court should
27 authorize and direct the Executrix to pay to BARBARA MARTIN, of
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JOHN S. HILL

Attorney at Law

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85 South Laverne Street
Fallon, Nevada 89406
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1 2000 Auction Road, Space No. 2, Fallon, Nevada, the sum of \$6,404.41, as and for said mortgage insurance refund;

3 8. That the Executrix of this estate desires to enter
4 into a new Lease Agreement with HALCYON COMMUNICATIONS and
5 regarding the property of the decedent located in Eureka, Nevada,
6 upon certain terms and conditions as contained in the proposed
7 Lease Agreement; that this Court should ratify, approve, adopt and
8 confirm said Lease Agreement and authorize and direct the Executrix
9 to execute the same;

10 9. That in accordance with the terms of the Last Will
11 and Testament of the decedent and First Codicil thereto, the real
12 property located on South Maine Street, in Churchill County,
13 Nevada, should be distributed, in equal shares, to ANTHONY C.
14 MARTIN, of 2000 Auction Road, Space No. 1., Fallon, Nevada, 89406,
15 and PATRICIA J. WARD, of 530 North Taylor Street, Fallon, Nevada,
16 89406, and the rest, residue and remainder of the estate assets,
17 after payment of costs and fees incurred in administration of the
18 same, should be distributed in accordance with said Will and
19 Codicil thereto, to PATRICIA J. WARD, of 530 North Taylor Street,
20 Fallon, Nevada, 89406;

21 NOW, THEREFORE, IT IS HEREBY ORDERED, ADJUDGED AND
22 DECREED:

23 1. That the First and Final Account, Report of
24 Administration, Petition for Distribution, and Application for
25 Order Authorizing Payment of Attorney's Fees and Costs be, and the
26 same is hereby approved, allowed and settled, and that the facts,
27 accounts and matters alleged and reported therein are a true,
28 complete and correct record of the administration of said estate.

JOHN S. HILL

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Fallon, Nevada 89406
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1 That the Executrix be, and hereby is, authorized
2 and directed to pay to JOHN S. HILL, Attorney at Law, 85 South
3 Laverne Street, Fallon, Nevada, the sum of \$687.50, as and for
4 attorney's fees incurred for legal services rendered in this
5 matter.

6 3. That the Executrix be, and she is hereby, authorized
7 and directed to pay to JOHN S. HILL, Attorney at Law, 85 South
8 Laverne Street, Fallon, Nevada, the sum of \$502.95, as and for his
9 expended costs of administration, together with any closing costs.

10 4. That the Executrix be, and she is hereby, authorized
11 and directed to execute the Lease Agreement with HALCYON
12 COMMUNICATIONS regarding the real property of the decedent located
13 in Eureka, Nevada;

14 5. That the Executrix be, and she is hereby, authorized
15 and directed to pay to BARBARA MARTIN, of 2000 Auction Road, Space
16 No. 2., Fallon, Nevada, 89406, the sum of \$6,404.41, as and for the
17 mortgage insurance refund;

18 6. That after payment by the Executrix of the above
19 sums for reimbursement of expended costs and attorney's fees and
20 costs and mortgage insurance refund as aforesaid, that said
21 Executrix shall deliver and set over the real property situate on
22 South Maine Street in Churchill County, Nevada, known as Assessor's
23 Parcel No. 07-752-18, in equal shares, to ANTHONY C. MARTIN, of
24 2000 Auction Road, Space No. 1, Fallon, Nevada, 89406, and PATRICIA
25 J. WARD, of 530 North Taylor Street, Fallon, Nevada, 89406;

26 7. That after payment by the Executrix of the above
27 sums for reimbursement of expended costs and attorney's fees and
28 costs, mortgage insurance refund, and distribution of the South

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1 Maine Street property as aforesaid, that said Executrix shall
2 deliver and set over all of the rest, residue and remainder of said
3 estate to PATRICIA J. WARD, of 530 North Taylor Street, Fallon,
4 Nevada, 89406.

5 IT IS FURTHER ORDERED, ADJUDGED AND DECREED that upon
6 filing of appropriate receipts, that said Executrix shall be
7 discharged of her trust, and that said estate shall be closed.

8 DATED AND DONE: This 2nd day of March, 1993.

[Signature]
DISTRICT JUDGE

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RECORDED AT THE REQUEST OF
JOHN S. HILL
93 MAR -9 AMO:52
EUREKA COUNTY, NEVADA
M.N. REBAL EATL. RECORDER
FILE NO. 144869
FEE \$13.00

JOHN S. HILL
Attorney at Law
85 South Laverne Street
Fallon, Nevada 89406
702/423-7088

DECLARATION OF VALUE		01-071-08 01-136-03	
GRANTOR ESTATE OF WILLIAM JOHN MARTIN		GRANTEE PATRICIA J. WARD	
PROPERTY DESCRIPTION OR ADDRESS		SECTION 3/9/93	
TOWNSHIP		RANGE	
RECORDING DATE		FILE	
ASSESSORS PARCEL NUMBER		144869	

Full value of property interest conveyed less assumed liens & encumbrance
 Taxable value (N.R.S. 375.010, Sec 4)
 If exempt, state reason by N.R.S. 375.090

SALES PRICE
 DOWN PAY
 DEED OF TRUST 1st
 2nd
 INTEREST RATE 1st
 2nd
 TERMS

SOLD BY OWNER _____ REALTOR _____
 FINANCING: OWNER _____ OTHER _____
 ARE GRANTEE & GRANTOR RELATIVES? *yes*

UNDER PENALTY OF PERJURY, I HEREBY DECLARE
 THE ABOVE STATEMENTS ARE CORRECT TO THE
 BEST OF MY KNOWLEDGE

INDIVIDUAL
 ESCROW HOLDER

Signature of Individual *John S. Hill*
 Signature of Declarant *by James Hillman*

Name-Please print
 JOHN S. HILL
 Attorney At Law

Address
 85 South Laverne Street
 Fallon, Nevada 89406

City State Zip Firm Name

Address

City State Zip

Signature of Recorder or Representative
mmk