

147660

GRANT BARGAIN AND SALE DEED

THIS INDENTURE is made this 17th day of November, 1993, by DANIEL H. RUSSELL and ROBERTA A. RUSSELL, husband and wife, as "GRANTORS", and SLAGOWSKI RANCHES, INC., a Nevada corporation, as "GRANTEE".

WITNESSETH

That the GRANTORS, for good and valuable consideration paid by the GRANTEE, the receipt and sufficiency of which is hereby acknowledged, do by these presents grant, bargain, sell and convey unto the GRANTEE, and to its successors and assigns, all that certain real property situate in the County of Eureka, State of Nevada, more particularly described on Exhibit "A" attached hereto, made a part hereof and incorporated herein by this reference.

TOGETHER WITH any other real property owned by Grantors within the grazing boundaries of the Knight Ranch which comprise the "Knight Ranch" and which may not be described herein or which may be incorrectly described.

TOGETHER WITH all fences, corrals, buildings and other improvements thereon.

TOGETHER WITH all right, title and interest in and to all rights, privileges, preferences, permits and licenses to graze livestock upon the federal domain administered by the Bureau of Land Management in the South Buckhorn and Pine Creek Allotments, together with all range improvements, improvement permits and cooperative agreements appurtenant to or used in connection with said grazing permits.

TOGETHER WITH all right, title and interest in and to all water, water rights, dams, ditches, canals, pipelines, headgates, diversions, reservoirs, springs, wells, pumps, pumping stations, rights of way, easements and all other means for the diversion or use of water appurtenant to the said property or any part thereof, or now or hereafter used or enjoyed in connection therewith, for irrigation, stock watering, domestic or any other use, or drainage of all or any part of said lands, including vested water rights, permitted water rights, decreed water rights and certificated water rights arising under the laws of the State of Nevada, together with all certificates of appropriation, applications, proofs, permits and maps relating to such water and water rights which are appurtenant to the above-described real property, or any part thereof, or used or enjoyed in connection therewith or with federal domain grazing lands appurtenant or attached thereto.

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.

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CHAKIRA

TO HAVE AND TO HOLD the said premises, together with the appurtenances, unto the GRANTEE, and to its successors and assigns, forever.

IN WITNESS WHEREOF, the GRANTORS have executed this conveyance the day and year first above written.

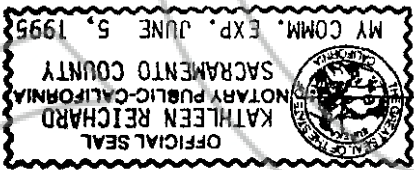
GRANTORS:

Daniel H. Russell
DANIEL H. RUSSELL

Roberta A. Russell
ROBERTA A. RUSSELL

STATE OF CALIFORNIA)
) SS.
COUNTY OF SACRAMENTO)

On NOVEMBER 17, 1993, 1993, personally appeared before me, a Notary Public, DANIEL H. RUSSELL and ROBERTA A. RUSSELL, personally known to me to be the persons whose names are subscribed to the above instrument who acknowledged that they executed said instrument.



NOTARY PUBLIC

Grantees' address:

Pine Valley
Carlin, NV 89822

APN: 06-090-01 06-090-02 06-090-03 06-100-01 and 06-040-02

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The land referred to herein is situated in the State of Nevada County of EUREKA,, described as follows:

PARCEL 1:

TOWNSHIP 26 NORTH, RANGE 50 EAST, M.D.B.&M.

Section 1: SE1/4 NE1/4; W1/2 SW1/4; E1/2 SE1/4;
Section 11: NE1/4 NE1/4;
Section 12: E1/2 NE1/4; NE1/4 SE1/4;

TOWNSHIP 26 NORTH, RANGE 51 EAST, M.D.B.&M.

Section 6: Lots 3, 4, 5, 6 and 7; SE1/4 NW1/4; E1/2 SW1/4;
Section 7: Lots 1, 2, 3 and 4;
Section 18: Lots 1, 2, 3 and 4;

TOWNSHIP 27 NORTH, RANGE 51 EAST, M.D.B.&M.

Section 30: S1/2 NE1/4; Lot 4; E1/2 SW1/4; N1/2 SE1/4;
Section 31: Lot 1;

EXCEPTING FROM Parcel 1 one-half (1/2) interest in and to all minerals, oil and gas owned by grantors lying in and under said land as reserved by CHARLES J. DAMELE, et al in deed recorded January 20, 1972 in Book 41, Page 318, Official Records, Eureka County, Nevada.

PARCEL 2:

TOWNSHIP 27 NORTH, RANGE 51 EAST, M.D.B.&M.

Section 30: Lots 9 and 10; SW1/4 SE1/4 NW1/4;
Section 31: N1/2 SE1/4 NW1/4;
Section 31: N1/2 NW1/4 NE1/4 NW1/4; SW1/4 NW1/4 NE1/4 NW1/4;

EXCEPTING FROM Parcel 2 all the oil and gas lying in and under said land as reserved by the UNITED STATES OF AMERICA in Patent recorded December 6, 1972, in Book 44, Page 180, Official Records, Eureka County, Nevada.

EXCEPTING FROM Parcels 1 and 2 all oil, gas, coal, oil shales, and other hydrocarbon substances, inert gases, minerals, and metals, including but not limited to gold, cinnabar, copper, lead, silver or any other minerals, whether now known to exist or hereafter discovered lying in and under said land as reserved by J.D. RANCH PARTNERSHIP, a California General Partnership, in deed recorded April 7, 1989, in Book 196, Page 48, Official Records, Eureka County, Nevada.

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BOOK 256 PAGE 327

147660

EUREKA COUNTY, NEVADA
M.N. REBALANCE RECORDER
FILE NO. FEE \$ 10.00

BOOK 256 PAGE 324
OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
Edward Little
93 NOV 24 AM 11:32

COPY

DECLARATION OF VALUE

Recording Date 11-24-93 Book 256 Page 324 Instrument # 14760

Full Value of Property Interest Conveyed \$ 340,000.00
 Less Assumed Liens & Encumbrances -
 Taxable Value (NRS 375.010, Section 4) \$ 340,000.00
 Real Property Transfer Tax Due \$ 442.00

If exempt, state reason. NRS 375.090, Section 4 Explain:

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

PAM AGUIRRE

Name (Please Print)

46449

Escrow Number

FRONTIER TITLE COMPANY

Firm Name

445 Fifth Street

Address

Elko, Nevada 89801

City

State

Zip

Tax paid for the above transfer on Nov. 24, 1993 per NRS 375.030, Section 3.

Signature of Recorder or Representative

William Elchegaray