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FOR CONSIDERATION RECEIVED, NORBERT WALTER and EILEEN B. WALTER, husband and wife, grantors, grant, bargain and sell to IVAN L. SMART, an unmarried man, grantee, and the heirs and assigns of the grantee, forever, the property located in the County of Eureka, State of Nevada, described as follows:

An undivided twenty-five percent (25%) in and to all minerals of every kind, nature and description existing upon, beneath or within the following described real property:

PARCEL 1

TOWNSHIP 20 NORTH, RANGE 53 EAST, MDB&M

Section 28: NW1/4 NW1/4

PARCEL 2

TOWNSHIP 20 NORTH, RANGE 53 EAST, MDB&M

Section 21: Lots 3, 4, 5, 6, 12, 13, 14, and 15

TOWNSHIP 20 NORTH, RANGE 53 EAST, MDB&M

Section 28: Lots 1, 2, 3, 4, 5, 6, and 7

EXCEPTING FROM SECTION 28 that portion of Lot 1 as granted to EILEEN B. WALTER in deed recorded February 27, 1987 in Book 155, Page 167, Official Records, Eureka County, Nevada.

EXCEPTING FROM PARCEL 2 all the oil and gas lying in and under said land as reserved by the United States of America in Patents recorded in the office of the County Recorder of Eureka County, Nevada.

FURTHER EXCEPTING FROM PARCELS 1 AND 2 one-half (1/2) of all mineral rights, oil or gas lying on, in or over said land as reserved by EDWIN C. BISHOP and LETA B. BISHOP, his wife, in Deed recorded August 23, 1978 in Book 65, Page 317, Official Records, Eureka County, Nevada.

TOGETHER WITH all royalties and rentals and leases hereafter to accrue to the interest herein conveyed.

TOGETHER WITH reasonable surface and subsurface rights for access, exploring, mining, developing, locating, producing, extracting, processing, utilizing, removing, transporting and marketing the same as applies to the interest conveyed herein.

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ATTORNEYS AND COUNSELORS
LAW OFFICE CENTER
530 IDAHO STREET
P.O. BOX 1420
EUKO, NEVADA 89803

RESERVING to the Grantors, their successors, heirs and assigns all payments made by Third Party for rights of access over the above-described lands and all payments made by Third Party to Grantors, their successors, heirs and assigns for compensation for damage to crops upon said lands.

Grantor, prior to execution hereof, subject to the effect of the reservation (if any) set forth in items below, is the owner of fifty percent (50%) of all mineral rights upon the above-described land, and it is their intent to convey one-half (1/2) of their interest, or twenty-five percent (25%) of the entirety to Grantee.

SUBJECT TO:

1. All taxes and assessments affecting the property herein conveyed.
2. The lien of deferred taxes due upon conversion of use of said land from agricultural to a higher use, as the same is defined and provided for in NRS 361A.010, et. seq.
3. Rights incidental to the ownership and development of the oil, gas and mineral interests excepted by predecessors to Grantee.
4. Reservations and exceptions contained in Patent from the UNITED STATES OF AMERICA recorded December 30, 1965 in Book 9, Page 422, and recorded September 21, 1964 in Book 5, Page 582 of Official Records, Eureka County, Nevada, reading as follows:

"Subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws, and decisions of court; and there is reserved from the lands hereby granted a right of way thereon for ditches or canals constructed by the authority of the United States."

Excepting and reserving also, to the United States, all the oil and gas in the land so patented, and to it or persons authorized by it, the right to prospect for, mine, and remove such deposits from the same upon compliance with the conditions and subject to the provisions and limitations of the Act of July 17, 1914 (38 Stat. 509).

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There is also reserved a right of way for a Federal Aid Highway under 23 U.S.C. 317. (Affects PARCEL 2)

5. Reservations contained in Patents from the STATE OF NEVADA recorded June 19, 1942 in Book 22, Page 293 in the office of the County Recorder of Eureka County, Nevada, reading as follows:

"Provided, that all mines of gold, silver, copper, lead, cinnabar and other valuable minerals which may exist in said tract are hereby expressly reserved." (Affects PARCEL 1)

6. An Easement over said land as set forth in an instrument recorded September 13, 1971 in Book 40, Page 355, Official Records, Eureka County, Nevada for an electric transmission and/or distribution line or system and incidental purposes granted to MT. WHEELER POWER.

7. All regulations, planning, and zoning as now in effect or which may be promulgated in the future, as may apply to the interest herein conveyed.

TO HAVE AND TO HOLD the property with the appurtenances to the grantee, and to the heirs and assigns of the grantee, forever.

SIGNED this _____ day of _____, 1994.

GRANTORS:

Robert Walter
ROBERT WALTER

Eileen B. Walter
EILEEN B. WALTER

STATE OF NEVADA)
) SS.
COUNTY OF Washoe)

This instrument was acknowledged before me on April 26, 1994 by ROBERT WALTER and EILEEN B. WALTER.

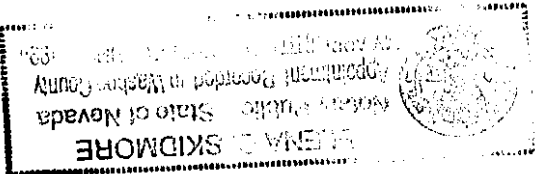
Eileen B. Walter
NOTARY PUBLIC

APN#07-370-25

GRANTEE'S ADDRESS:
2950 South Decatur, #D-5
Las Vegas, NV 89102

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BOOK 268 PAGE 465 3.



COPY

BOOK 268 PAGE 466
152525
EUREKA COUNTY, NEVADA
M.N. REBALZATI, RECORDER
FILE NO. FEE \$ 10.00
BOOK 268 PAGE 463
OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
First American Title
94 MAY -2 P1:46

DECLARATION OF VALUE

Recording Date 5-2-94 Book 268 Page 463 Instrument # 152525
 Full Value of Property Interest Conveyed \$ 1,000
 Less Assumed Liens & Encumbrances _____
 Taxable Value (NRS 375.010, Section 4) \$ _____
 Real Property Transfer Tax Due \$ 1.30
 If exempt, state reason, NRS 375.090, Section _____ Explain: _____

Assessor's Parcel No. 7-370-25

ESCROW HOLDER	INDIVIDUAL
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.	Under penalty of perjury, I hereby declare that the above statements are correct.
Signature of Declarant <i>Shirley Evans</i>	Signature of Declarant _____
Name (Please Print) Shirley Evans	Name (Please Print) _____
Escrow Number 420001-5E	Address _____
Firm Name First American Title Company of Nevada	City _____
Address P.O. Box 308, Elko, NV 89803	State _____
City _____	Zip _____
State _____	City _____
Zip _____	State _____