

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That HERBERT C. WERNER, JR. and MARIA T. WERNER, husband and wife, in consideration of \$10.00, the receipt of which is hereby acknowledged do hereby Grant, Bargain, Sell and Convey to the HERBERT C. WERNER, JR. FAMILY TRUST, HERBERT C. WERNER and MARIA T. WERNER, Trustees, whose address is Box 5097, Silver City, New Mexico, 88062, all that real property situate in the County of Eureka, State of Nevada, bounded and described as follows:

The Southwest 1/4 of the Northwest 1/4 of Section 1, Township 30 North, Range 48 East, M.D.B&M as per Government Survey.

Subject to Easements, Reservations and Restrictions of Record.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

WITNESS our hands this 2nd day of August, 1994. APN#5-170-12

HERBERT C. WERNER, JR.
MARIA T. WERNER

STATE OF NEW MEXICO
COUNTY OF GRANT

On August 23rd 1994, before me, the undersigned, a Notary Public in and for said County and State, personally appeared HERBERT C. WERNER, JR. and MARIA T. WERNER, husband and wife, known to me to be the persons described in and who executed the foregoing instrument, who acknowledged to me that they executed the same freely and voluntarily and for the uses and purposes therein mentioned.

WITNESS my hand and official seal

NOTARY PUBLIC

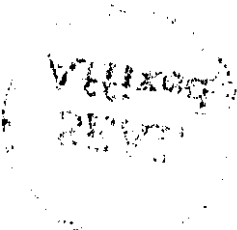
My Commission Expires: September 6, 1995



BOOK 275 PAGE 075
OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
Robert Young
94 SEP - 2 PM 3:03
EUREKA COUNTY NEVADA
M.N. REBALANCE, RECORDER
FILE NO. *200*

155100

BOOK 275 PAGE 076



STATE OF NEVADA-NEVADA TAX COMMISSION
AFFIDAVIT OF REALTY TRANSFERRED

(NOTE: Fill out an original and two copies. No carbon paper is required.)

County of Eureka FILE NO. BOOK NO. Date August 23, 1994

375.050 Declaration of value: Deeds not going through escrow; affidavits.

1. Each deed evidencing a transfer of title which does not go through escrow shall have appended thereto an affidavit of the grantee, or his legal representative, declaring the value of the real property transferred. If the transfer is not subject to the real property transfer tax, the affidavit shall specify the reasons for the exemption.
2. The Nevada tax commission shall prescribe the form of the affidavit and shall provide an adequate supply of such forms to each county recorder in the state.
(Added to NRS by 1967, 1760; effective January 1, 1968)

STATE OF NEVADA NEW MEXICO }
County of GRANT } ss.

I, HERBERT C. WERNER, JR., FAMILY TRUST
HERBERT C. WERNER, JR., the grantee or legal representative of the grantee as Trustee, first being sworn, depose and say that the value of the property transferred exclusive of liens is \$.

Subscribed and sworn to before me this 23rd day of August, 1994

My commission expires December 6, 1995
Notary Public or Recorder Robert T. Young

I, Herbert C. Werner, Jr., Trustee of the grantee or legal representative of the grantee assert this transfer of real property is exempt from the tax imposed by Chapter 548, Statutes of Nevada, 1967, (NRS 375), pursuant to section, subsection, or is not subject to the tax because.
This transfer is a revocable Trust wherein the Grantors, Trustees and beneficiaries are all the same parties.

Signed Herbert C. Werner, Jr.
THIS AFFIDAVIT NEED NOT BE RECORDED