

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made and entered into this 25th day of October, 1995, by

and between **Filbert G. Etcheverry** and **Norma Etcheverry**, husband and wife, of Bakerfield, California, First Parties, and **Michel P. Etcheverry** and **Margaret Ann Etcheverry**, husband and wife, of the same place, Second Parties, and **Michel P. Etcheverry** and **Margaret Ann Etcheverry**, husband and wife, Third Parties,

WITNESSETH:

That the said First and Second Parties, for and in consideration of the sum of TEN

DOLLARS (\$10.00), lawful money of the United States of America, to them in hand paid by the

said Third Parties, and other good and valuable consideration, receipt whereof is hereby

acknowledged, do by these presents grant, bargain, sell and convey unto the said Third Parties,

as community property, and to the heirs and assigns of said Third Parties forever, all that certain

real property situate in the County of Eureka, State of Nevada, more particularly described as

follows:

See Exhibit A attached hereto and made a part hereof.

TOGETHER WITH all water, water rights, rights to the use of water, whether surface or underground or otherwise, whether vested, permitted, certificated, decreed or otherwise, and whether present or future, and all water available through irrigation projects, whether public or private, now or hereafter used or enjoyed in connection therewith, for irrigation, stockwatering, domestic or any other use, or for the drainage of all or any part of the real property, together with all rights and ownership in any water stock owned in connection with the right to receive water for use upon or in connection with the real property, together with all dams, ditches, canals, pipelines, reservoirs, wells and all other means for the diversion or use of water appurtenant to the real property, or any part thereof.

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TOGETHER WITH all range and grazing rights used in connection with said lands or any part thereof which shall include 7,255 AUMs active use and 2,921 AUMs suspended nonuse in the Three Bars Allotment of the Battle Mountain BLM District.

TOGETHER WITH all improvements situate thereon.

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.

RESERVING HOWEVER unto First Parties and Second Parties (each as to an undivided one-half interest) and unto their heirs, personal representatives, successors and assigns forever: (1) all of First and Second Parties' right, title and interest in and to all coal, oil, gas, hydrocarbons, geothermal products, and minerals, whether hydrocarbon or not, or metallic or not, of every name and nature whatsoever, whether common or unique, and whether now known or unknown, existing upon the surface of, as a part of the surface of, beneath the surface of, and within all of the above described properties or appurtenant to or associated therewith, whether their removal will destroy the surface or not (i.e., it is the First and Second Parties' intent to reserve all such substances now there whenever or however discovered); (2) upon the condition that the surface owner is paid just compensation for surface damage, the right to go upon, use, consume, deplete and destroy so much of the surface thereof as is at any time reasonably necessary under good minerlike practices as they now or hereafter exist, in prospecting for, exploring, locating, defining, developing, extracting, mining, producing, and transporting the materials reserved, and any of their products, and for ingress and egress to do all of the foregoing; (3) the right to receive all bonuses and rentals from all materials reserved; and (4) all development and executive rights with respect to all materials reserved. This reservation is intended to be of a mineral interest, including ownership of minerals in place.

TO HAVE AND TO HOLD the said premises, together with the appurtenances

unto the said Third Parties, as community property, and to the heirs and assigns of said Third

Parties forever.

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IN WITNESS WHEREOF, the said First and Second Parties have hereunto set

their hands as of the day and year first hereinabove written.

Filbert G. Etcheverry
Filbert G. Etcheverry

Norma Etcheverry
Norma Etcheverry

Michel P. Etcheverry
Michel P. Etcheverry

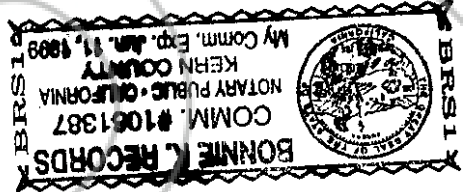
Margaret Ann Etcheverry
Margaret Ann Etcheverry

STATE OF CALIFORNIA,)

) ss.

COUNTY OF KERN)

On this 7th day of October, 1995, personally appeared before me, a Notary Public, Filbert G. Etcheverry, personally known (or proved) to me to be the person whose name is subscribed to the above instrument who acknowledged that he executed the foregoing instrument.



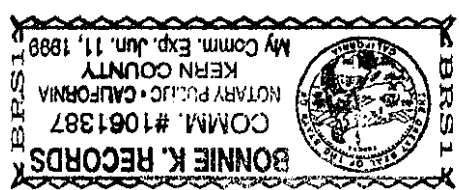
Denise K. Records
NOTARY PUBLIC

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STATE OF CALIFORNIA,)
) ss.)
) COUNTY OF KERN.)

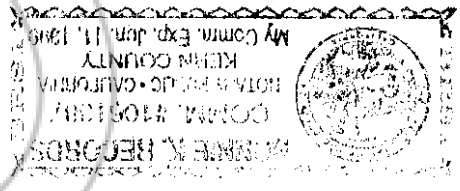
On this 25th day of October, 1995, personally appeared before me, a Notary Public, Norma Etcheverry, personally known (or proved) to me to be the person whose name is subscribed to the above instrument who acknowledged that she executed the foregoing instrument.



Bonnie K. Records
NOTARY PUBLIC

STATE OF CALIFORNIA,)
) ss.)
) COUNTY OF KERN.)

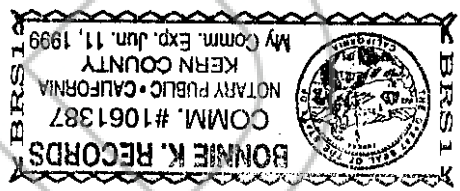
On this 25th day of October, 1995, personally appeared before me, a Notary Public, Michael P. Etcheverry, personally known (or proved) to me to be the person whose name is subscribed to the above instrument who acknowledged that he executed the foregoing instrument.



Bonnie K. Records
NOTARY PUBLIC

STATE OF CALIFORNIA,)
) ss.)
) COUNTY OF KERN.)

On this 25th day of October, 1995, personally appeared before me, a Notary Public, Margaret Ann Etcheverry, personally known (or proved) to me to be the person whose name is subscribed to the above instrument who acknowledged that she executed the foregoing instrument.



Bonnie K. Records
NOTARY PUBLIC

Mailing address of Grantees:

Michel & Margaret Ann Etcheverry
7933 Calloway Drive
Bakersfield, CA 93312

851882720 1995

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL NO. 1 - Roberts Creek

Township 22, North, Range 50 East, MDB&M

APN# 07-100-02 Section 24: E½; NE¼

Township 22 North, Range 51 East, MDB&M

APN# 07-110-03 Section 19: Lot 3 (39.2 acres); Lot 4 (39.2 acres);
SE¼SW¼
NE¼NW¼; Lot 1 (39.16 acres);
Lot 2 (39.09 acres); Lot 3 (39.01 acres);
Lot 4 (38.94 acres)

PARCEL NO. 2 - Aifa

Township 25 North, Range 51 East, MDB&M

APN# 06-200-03 Section 34: N¼NE¼; SE¼NE¼
SW¼NW¼

PARCEL NO. 3 - Garden Valley

Township 24 North, Range 51 East, MDB&M

APN# 06-300-01 Section 1: SW¼SW¼

2: E½SE¼
11: NE¼NE¼
12: NW¼NW¼; S½NW¼; E½SW¼
13: E½NW¼

Excepting that portion lying within State Route 278

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PARCEL NO. 4 - Chimney Springs

Township 25 North, Range 51 East, MDB&M

APN# 06-200-04 Section 36: S $\frac{1}{2}$ NW $\frac{1}{4}$; SW $\frac{1}{4}$ NE $\frac{1}{4}$; N $\frac{1}{2}$ SE $\frac{1}{4}$; SE $\frac{1}{4}$ SE $\frac{1}{4}$

PARCEL NO. 5 - Henderson Creek

Township 23 North, Range 51 East, MDB&M

APN# 07-040-04 Section 24: SW $\frac{1}{4}$ NE $\frac{1}{4}$ 24: N $\frac{1}{2}$ NW $\frac{1}{4}$; SW $\frac{1}{4}$ SW $\frac{1}{4}$

PARCEL NO. 6 - Henderson Creek, Highway 278 Junction

Township 23 North, Range 52 East, MDB&M

APN# 07-050-12 Section 19: Lot 5 (40 acres) 19: Lot 9 (49.3 acres)

PARCEL NO. 7 - Lower Roberts

Township 21 North, Range 51 East, MDB&M

APN# 07-170-02 Section 35: SE $\frac{1}{4}$ NE $\frac{1}{4}$; NE $\frac{1}{4}$ SE $\frac{1}{4}$ 36: SW $\frac{1}{4}$ NW $\frac{1}{4}$; NW $\frac{1}{4}$ SW $\frac{1}{4}$

PARCEL NO. 8 - Horse Spring

Township 22 North, Range 51 East, MDB&M

APN# 07-110-01 Section 8: NW $\frac{1}{4}$ SE $\frac{1}{4}$

PARCEL NO. 9

Township 24 North, Range 50 East, MDB&M

APN # 06-290-06 Section 36: NW $\frac{1}{4}$ SE $\frac{1}{4}$

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PARCEL NO. 10

Township 23 North, Range 51 East, MDB&M
Section 27: NE 1/4 SE 1/4
APN# 07-040-07

PARCEL NO. 11

Township 23 North, Range 51 East, MDB&M
Section 26: NW 1/4 NE 1/4
APN# 07-040-06

PARCEL NO. 12 - Viniini Creek

Township 23 North, Range 51 East, MDB&M
Section 13: N 1/2 SW 1/4
Section 14: N 1/2 S 1/4
APN# 07-040-03

PARCEL 13 - Frazier Creek

Township 23 North, Range 51 East, MDB&M
Section 2: W 1/2 Lot 11 (40 acres)
APN# 07-040-01

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159925

CURRERA COUNTY NEVADA
M.N. REBALANCE RECORDER
FILE NO. FEES 13.00

95 NOV 27 AM 8: 27

OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
Wilson & Barrows

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DECLARATION OF VALUE

Recording Date 11-27-95 Book 289 Page 602 Instrument # 159925

Full Value of Property Interest Conveyed

Less Assumed Liens & Encumbrances

Taxable Value (NRS 375.010, Section 4)

Real Property Transfer Tax Due

If exempt, state reason. NRS 375.090, Section 4

\$ _____
 \$ _____
 - _____
 \$ _____

Explain:

Deed between ~~parties~~ in common

() Escrow Holder only. Check if Real Property Transfer Tax is to be deferred under NRS 375.030, Section 3.

INDIVIDUAL

Under penalty of perjury, I hereby declare that the above statements are correct.

Signature of Declarant

[Signature]

Wilson and Barrows, Ltd.
 442 Court Street
 P.O. Box 389
 Eiko, NV 89803

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

Name (Please Print)

Escrow Number

Firm Name

Address

City

State

Zip

Tax paid for the above transfer on 11/27, 1995 per NRS 375.030, Section 3.

Signature of Recorder or Representative

[Signature]