

GRANT, BARGAIN & SALE DEED

FOR CONSIDERATION RECEIVED, STEVEN H. MATTOX and MARY MATTOX, husband and wife, as Grantors, do hereby grant, bargain and sell to GLEN ROWE, an unmarried man, as his sole and separate property, and to his heirs and assigns, forever, the property located in the County of Elko, State of Nevada, described as follows:

Lot 6, Block 12, of CRESCENT VALLEY RANCH AND FARMS, UNIT NO. 3 SUBDIVISION, according to the official map thereof, filed in the office of the County Recorder of Eureka County on November 5, 1959, as File No. 34551.

EXCEPTING THEREFROM all petroleum, oil, natural gas and products derived therefrom, within or underlying said land or that may be produced therefrom, and all rights thereto, as reserved by SOUTHERN PACIFIC LAND COMPANY in deed recorded September 24, 1951, in Book 24, Page 168, Deed Records, Eureka County, Nevada.

TOGETHER WITH all buildings and improvements thereon.

TOGETHER WITH all and singular the tenements, hereditaments, easements, and appurtenances thereunto belonging or in anywise appertaining, and the reversions, remainders, rents, issues and profits thereof, or of any part thereof.

SUBJECT TO all taxes and assessments, reservations, exceptions, easements, rights of way, limitations, covenants, conditions, restrictions, terms, liens, charges and licenses affecting the property of record.

TO HAVE AND TO HOLD the property, with the appurtenances to the Grantee, as his sole and separate property and to his heirs and assigns, forever.

SIGNED this 29th day of January, 1996.

GRANTORS:

STEVEN H. MATTOX  
MARY MATTOX

JAMES M. COPENHAVER  
ATTORNEY AT LAW  
950 IDAHO STREET  
ELKO, NEVADA 89801

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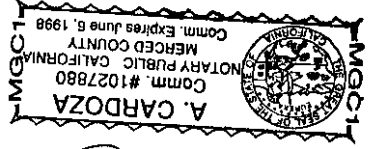
COPIES

*January 29, 1996*

This instrument was acknowledged before me on January 29, 1996, by STEVEN H. MATTOX and MARY MATTOX.

State of California  
County of Merced

*[Signature]*  
NOTARY PUBLIC



GRANTEE'S ADDRESS:

212 So. G. Street  
Madera, CA 93637

A.P.N. 03-031-07

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RECORDED AT THE REQUEST OF  
*Carroll & M. M. M. M. M.*

96 FEB -5 AM 8:34

EUREKA COUNTY NEVADA  
M.N. REBALERATI, RECORDER  
FILE NO. FEES \$ 02

161300

JAMES M. COPENHAVER  
ATTORNEY AT LAW  
950 IDAHO STREET  
ELKO, NEVADA 89801

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DECLARATION OF VALUE

Recording Date 2/5/96 Book 293 Page 332 Instrument # 161308

Full Value of Property Interest Conveyed

\$ 3495-

Less Assumed Liens & Encumbrances

\$ 3495-

Taxable Value (NRS 375.010, Section 2)

Real Property Transfer Tax Due

\$ 455

If exempt, state reason. NRS 375.090, Section 2

APN#: 03-031-07

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

INDIVIDUAL

Signature of Declarant

Name (Please Print)

Address

City

State

Zip

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

TERRI QUINN

Name (Please Print)

Escrow Number

42353670

FIRST AMERICAN TITLE CO. OF NV.

Firm Name

331 7th

Address

ELKO, NV. 89801

City

State

Zip

Tax paid for the above transfer on 2/5, 1996 per NRS 375.030, Section 3.

Signature of Recorder or Representative

*[Handwritten Signature]*