

WHEN RECORDED MAIL TO:
Grantee:
3719 Rich Stratton Drive
Las Vegas, Nevada 89120

161833

GRANT, BARGAIN AND SALE DEED

FOR THE CONSIDERATION of TEN DOLLARS (\$10.00), and other valuable consideration, the receipt of which is acknowledged, DENNY S. MULFORD and DELLA C. MULFORD, husband and wife herein referred to as Grantors, do hereby grant, bargain and sell to DIAMOND SPRINGS RANCH, INC., a Nevada Corporation, whose address is HC 62- Box 182, Eureka, Nevada 89316, herein referred to as Grantee, and its successors and assigns, forever, the property and premises located in the County of EUREKA, State of NEVADA, described as follows:

SEE ATTACHED EXHIBIT "A".

TOGETHER with all buildings and improvements situate thereon.

TOGETHER with any and all water and water rights of any kind, name of nature, including but not limited to, rights to the use of water, dams, ditches, pipelines, reservoirs, wells, pumps, pumping stations, and all other means for the diversion or use of water appurtenant to the said land or any part thereof, for irrigation, stockwatering, domestic or any other use, together with all permits, certificates, proofs and other evidences of water rights or privileges filed and of record with the Division of Water Resources, State of Nevada, Carson City, Nevada.

TOGETHER with certain rights to graze and water livestock pursuant to specific "Grazing Permits" and "Grazing Licenses" (Grazing Rights) on land controlled by the U. S. Bureau of Land Management. These Grazing Rights are described more particularly in Exhibit "B".

TOGETHER with all mineral rights.

SUBJECT TO all taxes and other assessments, reservation, exceptions, and all easements rights of way, liens, contract, leases, surveys, covenants, conditions and restrictions, as may appear of record.

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.

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

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IN WITNESS WHEREOF, the Grantors have signed this deed this 11th day of April, 1996.

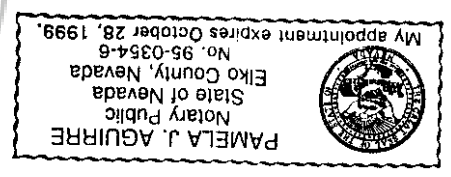
Denny S. Mulford
DENNY S. MULFORD

Della C. Mulford
DELLA C. MULFORD

STATE OF Nevada
COUNTY OF Elko
)
) SS
)

On April 11, 1996, personally appeared before me, a Notary Public, DENNY S. MULFORD and DELLA C. MULFORD, husband and wife, who acknowledged that they executed the above instrument.

[Signature]
NOTARY PUBLIC



Parcel Number:

APN 6-220-07

Grantees Address:

HC 62 - Box 182
Eureka, Nevada 89316

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EXHIBIT "A"

LEGAL DESCRIPTION

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

PARCEL 1:

TOWNSHIP 25 NORTH, RANGE 53 EAST, M.D.B.&M.

Section 5: Lots 3 and 4; S1/2NW1/4; W1/2SE1/4; N1/2SW1/4;
SE1/4SW1/4; N1/2SW1/4SW1/4;
Section 6: Lots 1 and 2; S1/2NE1/4; NE1/4SE1/4; N1/2SE1/4SE1/4;
NW1/4SE1/4;

TOWNSHIP 26 NORTH, RANGE 53 EAST, M.D.B.&M.

Section 32: S1/2NW1/4; SW1/4SE1/4; SW1/4;

EXCEPTING THEREFROM an undivided one-half interest in and to all coal, oil, gas and other minerals of every kind and nature in and under said land as reserved in Deed from GEORGE M. SMIRALDO and ALMA SMIRALDO, his wife, recorded March 1, 1961, in Book 26, Page 16, Deed Records, Eureka County, Nevada.

PARCEL 2:

TOWNSHIP 26 NORTH, RANGE 53 EAST, M.D.B.&M.

Section 31: Lots 9 and 10; E1/2W1/2E1/2SE1/4;
E1/2W1/2W1/2E1/2SE1/4;

EXCEPTING THEREFROM all mineral deposits in and under said land reserved by the UNITED STATES OF AMERICA, in Patent recorded January 26, 1979, in Book 68, Page 393, Official Records, Eureka County, Nevada.

EXHIBIT "B"

ALL RIGHT, title, and interest of Seller in and to the following Bureau of Land Management allotments in Elko County, Nevada described as follows:

Allotment Pasture
00108 Jiggs
10039 Flynn/Parman Indiv.
10044 Parman Individual

TOGETHER with all range improvements and water rights.

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OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
Deputy Clerk
96 APR 17 PM 1:24
EUREKA COUNTY, NEVADA
M.H. REBALZATI, RECORDER
FILE NO.
FEES \$10.00

161833

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DECLARATION OF VALUE

Recording Date 4-17-96 Book 294 Page 430 Instrument # 161833

Full Value of Property Interest Conveyed

\$ 500,000.00

Less Assumed Liens & Encumbrances

Taxable Value (NRS 375.010, Section 2)

\$ 500,000.00

Real Property Transfer Tax Due

\$ 650.00

If exempt, state reason. NRS 375.090, Section 2 _____ Explain: _____

APN#:

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 _____	
Name (Please Print) _____	
Escrow Number <u>960210654</u>	
Firm Name _____	
Address _____	
City _____	State _____ Zip _____