

WHEN RECORDED RETURN TO:
James and D. Bortfeld Bailey
HC65-22 Pine Valley
Carlin, Nevada 89822

163196

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE is made and entered into this 30 day of May, 1996, by and between WALLACE HALE BAILEY and DONNA RAY BAILEY, husband and wife, "Grantors"; and JAMES HALE BAILEY and D. BORTFELD BAILEY, husband and wife, "Grantees";

WITNESSETH:

That the said Grantors, for good and valuable consideration given by the Grantees, the receipt of which is hereby acknowledged, do by these presents, grant, bargain, sell, and convey unto the said Grantees, as joint tenants with right of survivorship and not as tenants in common, and to their assigns and the heirs, executors, administrators, successors, and assigns of the survivor forever, all that certain property situate, lying, and being in the County of Eureka, State of Nevada, more particularly described as follows:

TOWNSHIP 30 NORTH, RANGE 52 EAST, MDB&M

Section 21: E½; E½SW¼

EXCEPTING THEREFROM all petroleum, oil, natural gas, and products derived therefrom, within or underlying said land or that may be produced therefrom, as reserved by SOUTHERN PACIFIC LAND COMPANY, in Deed recorded March 9, 1950, in Book 24, Page 42, Deed Records, Eureka County, Nevada.

FURTHER EXCEPTING THEREFROM an undivided one-half interest in and to any and all other mineral rights in said lands as reserved by OSCAR RUDNICK, SAM RUDNICK AND FILBERT ETCHEVERRY, a Co-Partnership, doing business under the firm name and style of EUREKA LIVESTOCK COMPANY, et al, in Deed recorded May 1, 1957, in Book 25, Page 134, Deed Records, Eureka County, Nevada.

SUBJECT TO all covenants, conditions, restrictions, exceptions, easements, rights of way, reservations and rights, and other matters evidenced by documents of record.

TOGETHER WITH all of GRANTORS' right, title and interest in and to all oil, gas, geothermal resources, minerals and mineral deposits of whatever kind or nature, existing as a part of, upon, beneath the surface of or within said lands, including any mineral leases, rentals and/or royalties thereon.

TOGETHER WITH any and all buildings, fixtures and improvements situate thereon.

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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 Grantees, as joint tenants with right of survivorship and not as tenants in common, and to their assigns and the heirs, executors, administrators, successors, and assigns of the

survivor forever.

IN WITNESS WHEREOF, the said Grantors have executed this Deed as of the

day and year first hereinabove written.

GRANTORS:

Wallace Hale Bailey
Wallace Hale Bailey

Donna Ray Bailey
DONNA RAY BAILEY

STATE OF NEVADA)

) SS.

COUNTY OF EUREKA)

On May 20, 1996, personally appeared before me, a Notary Public,

WALLACE HALE BAILEY and DONNA RAY BAILEY, personally known to me to be the persons whose names are subscribed to the above instrument who acknowledged that they executed

said instrument.

Glady Goicoechea
GLADY GOICOEHEA
Notary Public - State of Nevada
Appointment Recorded in Eureka County
MY APPOINTMENT EXPIRES OCT. 28, 1998



NOTARY PUBLIC

Grantees' Address: Pine Valley HC 65-22
Carlin, NV 89822

APN: 5-570-02

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OFFICIAL RECORDS

RECORDED AT THE REQUEST OF

96 MAY 24 AM 11:00

EUREKA COUNTY NEVADA
M.N. REBALVATI, RECORDER
FILE NO. FEES \$ 8.00

163196

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DECLARATION OF VALUE

Recording Date 5/24/96 Book 297 Page 118 Instrument # 163196

Full Value of Property Interest Conveyed

\$ 17,244.50

Less Assumed Liens & Encumbrances

0

Taxable Value (NRS 375.010, Section 2)

\$ 17,244.50

Real Property Transfer Tax Due

\$ 22.75

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

<p>INDIVIDUAL</p> <p>Under penalty of perjury, I hereby declare that the above statements are correct.</p> <p>Signature of Declarant _____</p> <p>Name (Please Print) _____</p> <p>Address _____</p> <p>City _____ State _____ Zip _____</p>	<p>ESCROW HOLDER</p> <p>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.</p> <p>Signature of Declarant <u>Laura Pritoux</u></p> <p>Name (Please Print) <u>Laura Pritoux</u></p> <p>Escrow Number <u>96240829</u></p> <p>Firm Name <u>Stewart Title of Northeastern Nevada</u></p> <p>Address <u>810 Idaho Street</u></p> <p>City <u>Eiko,</u> State <u>Nevada</u> Zip <u>89801</u></p>
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APN#: