

163390

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made and entered into this 14th day of June, 1996, by

and between Earl A. Rasmussen and Laveria C. Rasmussen, as Co-Trustees of The

Rasmussen Trust, of Eureka, Nevada, First Parties, and Cheyenne Land & Livestock

Company, Inc., a Nevada Corporation, Second Party,

WITNESSETH:

That the said First 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 Second Party, and other good and valuable consideration, receipt whereof is hereby

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

Party, and to its successors and assigns, 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 improvements situate thereon.

TOGETHER WITH the tenements, hereditaments and

appurtenances thereto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders,

rents, issues and profits thereof.

TOGETHER WITH all of First Parties' 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, including all rights,

title and interest in community water systems.

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ATTORNEYS AT LAW
442 Court St.
ELKO, NEVADA 89801

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9601291

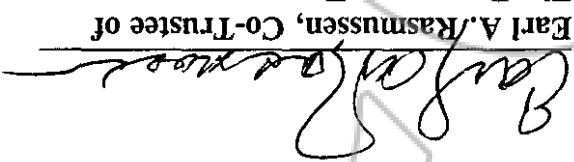
RESERVING unto the First Parties an undivided one-half interest in and to all of their right, title and interest in the mineral rights on, beneath or within the above-described property; provided however that Second Party shall receive all of First Parties' gravel rights in Lot 4 of Parcel "B" of Large Division Map, E½ Section 17, TOWNSHIP 20 NORTH, RANGE 53 EAST, M.D.B. & M.

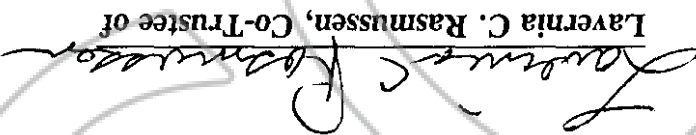
TO HAVE AND TO HOLD the said premises, together with the

appurtenances, unto the said Second Party, and to its successors and assigns forever.

IN WITNESS WHEREOF, the said First Parties have hereunto set their hands

as of the day and year first hereinabove written.


Earl A. Rasmussen, Co-Trustee of
The Rasmussen Trust

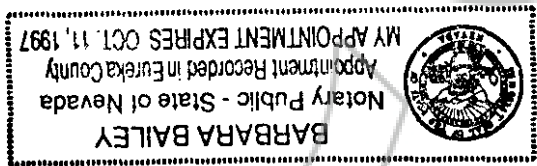

Lavernia C. Rasmussen, Co-Trustee of
The Rasmussen Trust

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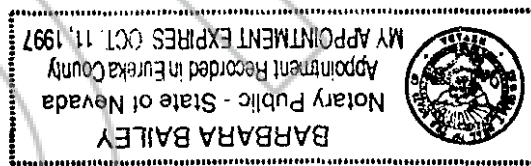
STATE OF NEVADA,
)
) ss.
) COUNTY OF Eureka.

On June 17, 1996 personally appeared before me, a Notary Public,
Earl A. Rasmussen, personally known (or proved) to me to be the person whose name is
subscribed to the above instrument who acknowledged that he executed the above instrument
as Co-Trustee of The Rasmussen Trust.



STATE OF NEVADA,
)
) ss.
) COUNTY OF Eureka.

On June 14, 1996 personally appeared before me, a Notary Public,
Laveria C. Rasmussen, personally known (or proved) to me to be the person whose name is
subscribed to the above instrument who acknowledged that she executed the above instrument
as Co-Trustee of The Rasmussen Trust.



Mailing Address for Grantee:

Cheyenne Land & Livestock Company, Inc.
401 Railroad Street, Suite #206
Elko, NV 89801

9606251.BB
JUNE 13, 1996

Assessor's Parcel Nos. 07-395-09 07-393-17
07-395-18 07-393-18
07-395-19 07-393-19
07-397-06 07-393-01
07-394-03 07-398-03
07-393-05 07-398-01
07-393-06 07-392-05
07-393-07 07-392-06
07-393-14 07-392-03
07-393-15

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LEGAL DESCRIPTION

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

PARCEL 5:

Parcel A as shown on that certain Parcel Map for E.A. and L.C. RASMUSSEN filed in the office of the County Recorder of Eureka County, State of Nevada, on January 17, 1989, as File No. 126181, being a portion of Lot 2 of Parcel "B" of Large Division Map, E1/2 Section 17, TOWNSHIP 20 NORTH, RANGE 53 EAST, M.D.B.&M.

Parcel C - as shown on that certain Parcel Map for E.A. and L.C. RASMUSSEN filed in the office of the County Recorder of Eureka County, State of Nevada, on January 6, 1988, as File No. 115500, being a portion of Lot 4 of Parcel "B" of Large Division Map, E1/2 Section 17, TOWNSHIP 20 NORTH, RANGE 53 EAST, M.D.B.&M.

Parcel E, F, G and H as shown on that certain Parcel Map for E.A. and L.C. RASMUSSEN filed in the office of the County Recorder of Eureka County, State of Nevada, on February 15, 1989, as File No. 126447, being a portion of Parcel "D" of Parcel Map, Document No. 115500, E1/2 Section 17, TOWNSHIP 20 NORTH, RANGE 53 EAST, M.D.B.&M.

Parcel C as shown on that certain Parcel Map for A.L. GRIDLEY and A.L. FALLEN filed in the office of the County Recorder of Eureka County, State of Nevada, on May 25, 1988, as File No. 118656, being a portion of Lot 3 of Parcel "C" of Large Division Map, E1/2 Section 17, TOWNSHIP 20 NORTH, RANGE 53 EAST, M.D.B.&M.

Lot 2 as shown on that certain Parcel Map for EARL RASMUSSEN filed in the office of the County Recorder of Eureka County, State of Nevada, on October 8, 1981, as File No. 82267, being a portion of Parcel "D" of the Large Division Map of E1/2 Section 17, TOWNSHIP 20 NORTH, RANGE 53 EAST, M.D.B.&M.

Parcels A, B and C as shown on that certain Parcel Map for E.A. and L.C. RASMUSSEN filed in the office of the County Recorder of Eureka County, State of Nevada, on April 26, 1988, as File No. 117990, being a portion of Lot 1 of Parcel "F" of Large Division Map of E1/2 Section 17, TOWNSHIP 20 NORTH, RANGE 53 EAST, M.D.B.&M.

Continued on next page

EXHIBIT

A

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Parcels F and G as shown on that certain Parcel Map for E.A. and L.C. RASMUSSEN filed in the office of the County Recorder of Eureka County, State of Nevada, on February 15, 1989, as File No. 126446, being a portion of Parcel "D" of Parcel Map, Document No. 114556, E1/2 Section 17, TOWNSHIP 20 NORTH, RANGE 53 EAST, M.D.B.&M.

Parcels A and B as shown on that certain Parcel Map for E.A. and L.C. RASMUSSEN filed in the office of the County Recorder Eureka County, State of Nevada, on January 1, 1988, as File No. 115499, being a portion of Lot 3 of Parcel "F" of Large Division Map, E1/2 Section 17, TOWNSHIP 20 NORTH, RANGE 53 EAST, M.D.B.&M.

Lot 4 as shown on that certain Parcel Map for DEVILS GATE CORP. filed in the office of the County Recorder of Eureka County, State of Nevada, on October 8, 1981, as File No. 82268, being a portion of Parcel "F" of Large Division Map of E1/2 Section 17, TOWNSHIP 20 NORTH, RANGE 53 EAST, M.D.B.&M.

Lots 2 and 4 as shown on that certain Parcel Map for EARL RASMUSSEN filed in the office of the County Recorder of Eureka County, State of Nevada, on October 8, 1981, as File No. 82266, being a portion of Parcel "E" of the Large Division map of E1/2 Section 17, TOWNSHIP 20 NORTH, RANGE 53 EAST, M.D.B.&M.

Lots 1, 2 and 4 as shown on that certain Parcel Map for E and R INC. filed in the office of the County Recorder of Eureka County, State of Nevada, on October 1, 1984, as File No. 96029, being a portion of Parcel "G" of the Large Division Map of E1/2 Section 17, TOWNSHIP 20 NORTH, RANGE 53 EAST, M.D.B.&M.

Parcels F and G as shown on that certain Parcel Map for E.A. and L.C. RASMUSSEN filed in the office of the County Recorder of Eureka County, State of Nevada, on February 15, 1989, as File No. 126446, being a portion of Parcel "D" of Parcel Map, Document No. 114556, E1/2 Section 17, TOWNSHIP 20 NORTH, RANGE 53 EAST, M.D.B.&M.

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OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
Shirley D. Dwyer
96 JUL 11 AM 11:25
EUREKA COUNTY NEVADA
M.N. REBAL EATL. RECORDER
FILE NO.
FEES 11.00

1633390

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DECLARATION OF VALUE

Recording Date 7/11/96 Book 296 Page 485 Instrument # 163390
Full Value of Property Interest Conveyed \$ 309,000.00
Less Assumed Liens & Encumbrances _____
Taxable Value (NRS 375.010, Section 2) \$ 309,000.00
Real Property Transfer Tax Due \$ 401.20
If exempt, state reason. NRS 375.090, Section _____
Explain: _____

APN#: 1611005

Under penalty of perjury, I hereby declare that the above statements are correct. INDIVIDUAL		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 <i>[Signature]</i> Name (Please Print) Pamela J. Aguirre Name (Please Print) 96090291 Escrow Number Firm Name Stewart Title of Northeastern Nevada Address 445 5th Street City Elko, Nevada State Zip 89801	
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