

163391

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made and entered into this 25 day of June, 1996, by and

between William Sales and Lynda Sales, husband and wife, of _____, 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.

BOOK 297 PAGE 490

WILSON AND BARROWS, LTD.
ATTORNEYS AT LAW
442 Court St.
ELKO, NEVADA 89801

96090291

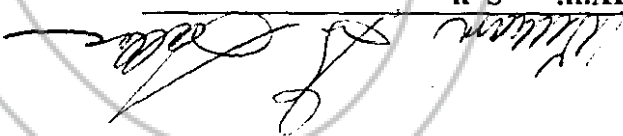
RESERVING unto the First Parties an undivided one-half interest in and to all of their right, title and interest in the mineral rights on, beneath or within the above-described property.

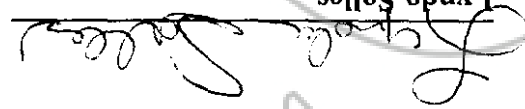
TO HAVE AND TO HOLD the said premises, together with the appurtenances,

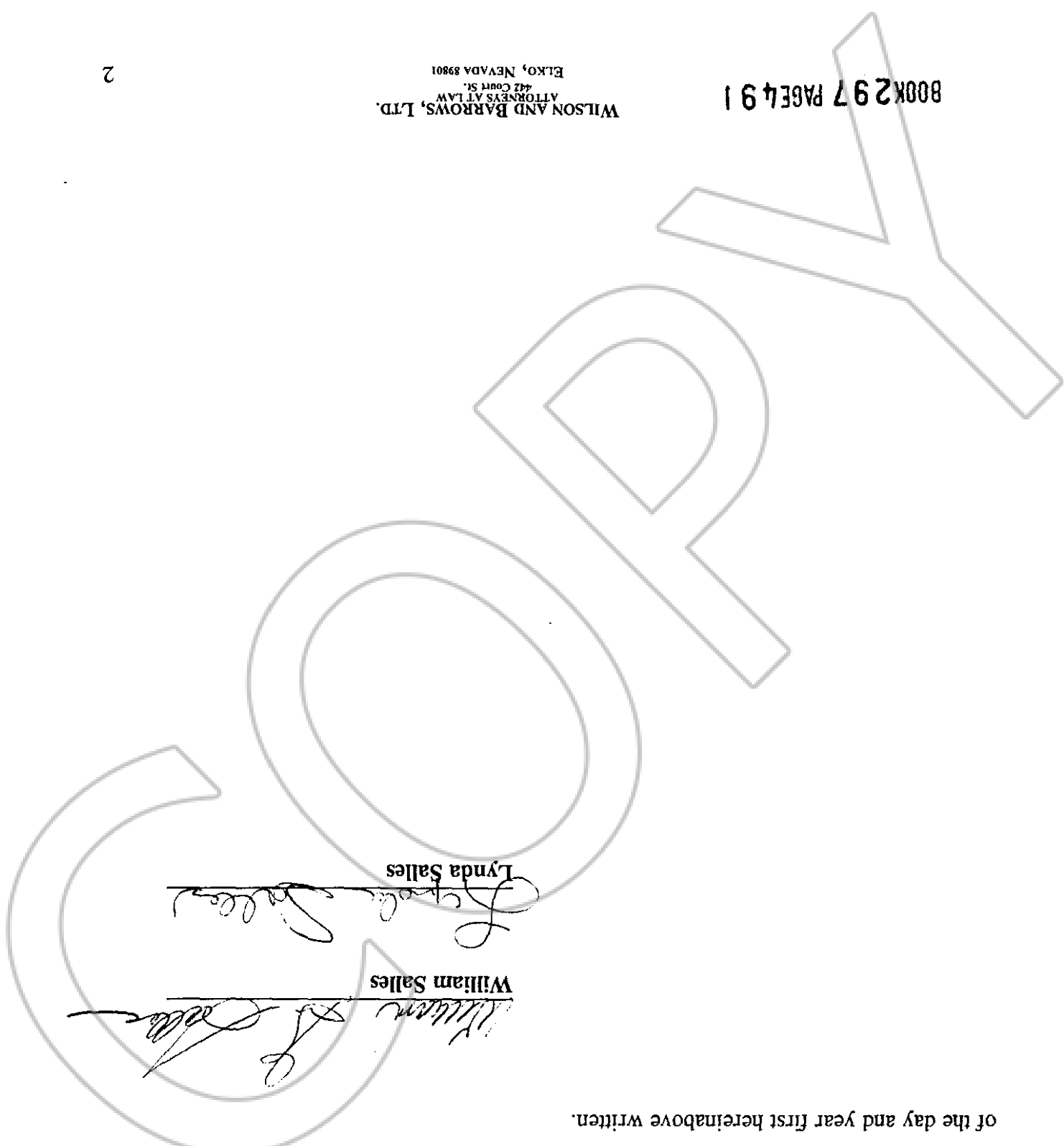
unto the said Second Party, and to its successors and assigns forever.

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

of the day and year first hereinabove written.

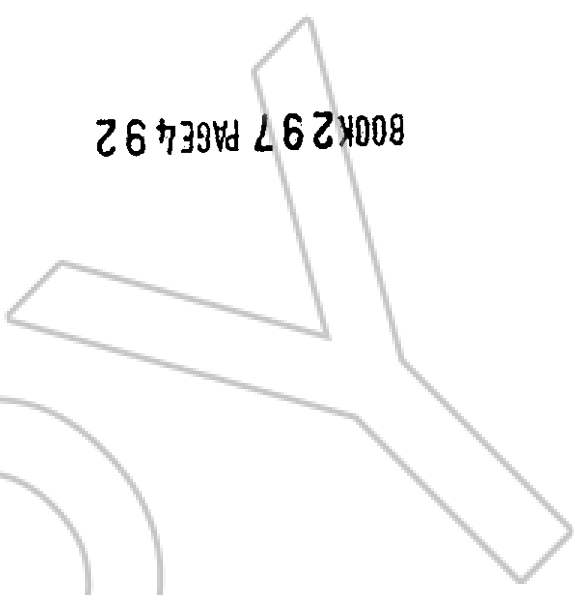

William Salles


Lynda Salles



BOOK 297 PAGE 491

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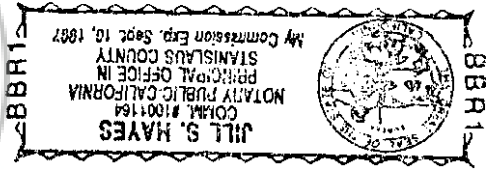
BOOK 297 PAGE 492

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ELKO, NEVADA 89801

3969241, B56

Cheyenne Land & Livestock Company, Inc. Assessor's Parcel # 07-394-12
401 Railroad Street, Suite #206 07-394-13
Elko, NV 89801 07-394-14

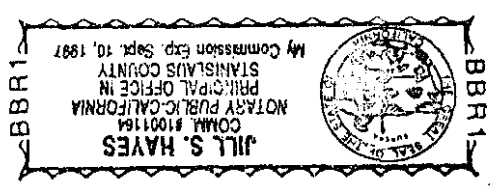
Mailing Address for Grantee:



Jill S. Hayes
NOTARY PUBLIC

On June 25, 1996 personally appeared before me, a Notary Public, Lynda Salles, 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.

STATE OF California,
)
) ss.)
) COUNTY OF Stanislaus)



Jill S. Hayes
NOTARY PUBLIC

On June 25, 1996 personally appeared before me, a Notary Public, William Salles, 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.

STATE OF California,
)
) ss.)
) COUNTY OF Stanislaus)

LEGAL DESCRIPTION

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

PARCEL 4:

parcels F, G and H as shown on that certain Parcel Map for WILLIAM and LYNDIA SALLIES filed in the office of the County Recorder of Eureka County, State of Nevada, on May 19, 1989, as File No. 127230, being a portion of Parcel "D" of Parcel Map, Document No. 117612, E1/2 Section 17, TOWNSHIP 20 NORTH, RANGE 53 EAST, M.D.B.6M.

BOOK 297 PAGE 490
OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
Account Title
96 JUL 11 AM 11:26
EUREKA COUNTY NEVADA
M.N. REBAL EATL, RECORDER
FILE NO. FEES 10.00

163391

BOOK 297 PAGE 493

WILSON AND BARROWS, LTD.
ATTORNEYS AT LAW
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DECLARATION OF VALUE

Recording Date 7/11/96 Book 297 Page 490 Instrument # 163391

Full Value of Property Interest Conveyed \$ 27,000-00

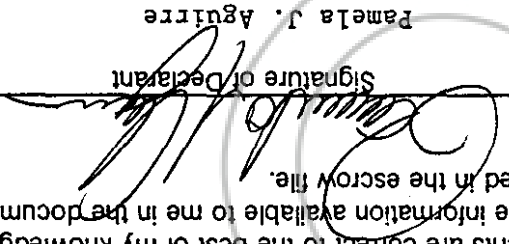
Less Assumed Liens & Encumbrances -

Taxable Value (NRS 375.010, Section 2) \$ 27,000-00

Real Property Transfer Tax Due \$ 35.10

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

APN#:

<p style="text-align: center;">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 style="text-align: center;">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 </p> <p>Name (Please Print) Pamela J. Aguirre</p> <p>Name (Please Print) _____</p> <p>Escrow Number <u>96000291</u></p> <p>Firm Name Stewart Title of Northeastern Nevada</p> <p>Address 445 5th Street</p> <p>City Elko, Nevada State Nevada Zip 89801</p>
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