

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made and entered into this 30 day of June, 1996, by and

between Mark Grasso and Anthony Grasso, of Bonwick, Inc., First Parties, + Concord, Inc. 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 thereunto 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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ELKO, NEVADA 89801

96010291

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.

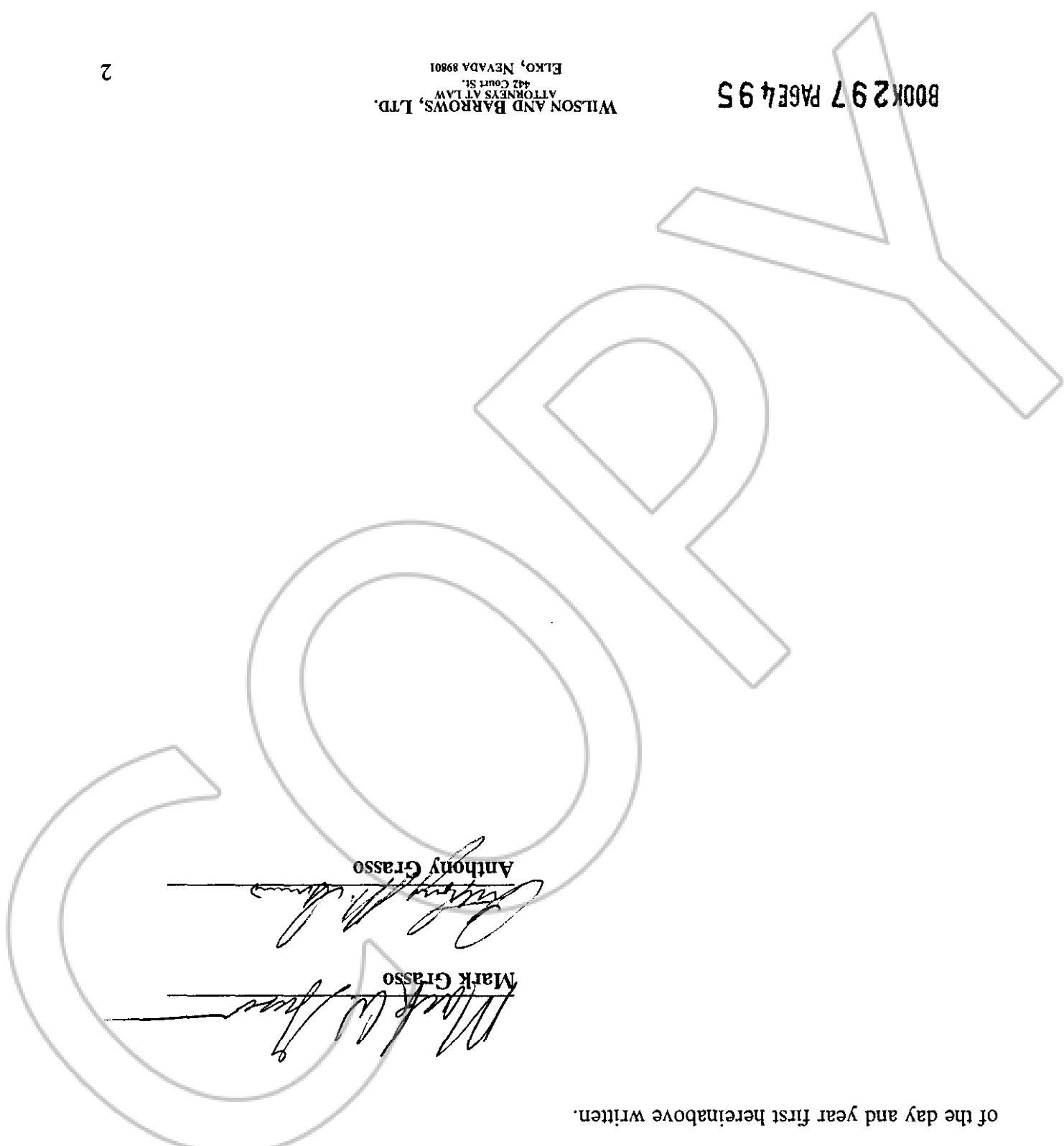
TO HAVE AND TO HOLD the said premises, together with the appurtenances,

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.

Mark W. Grasso
Mark Grasso
Anthony Grasso
Anthony Grasso



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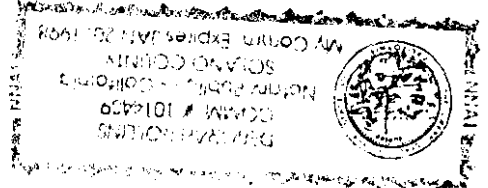
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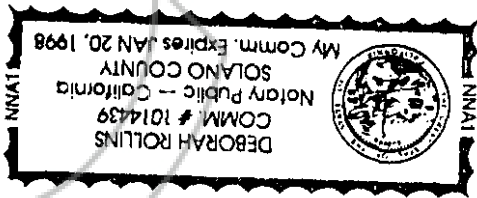
Cheyenne Land & Livestock Company, Inc. Assessor's Parcel # 07-396-12
401 Railroad Street, Suite #206
Elko, NV 89801

Mailing Address for Grantee:



On June 30th, 1996 personally appeared before me, a Notary Public, Anthony Grasso, 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 SOLANO)



On June 30th, 1996 personally appeared before me, a Notary Public, Mark Grasso, 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 SOLANO)

Deborah Rollins
NOTARY PUBLIC

Deborah Rollins
NOTARY PUBLIC

LEGAL DESCRIPTION

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

PARCEL 2:

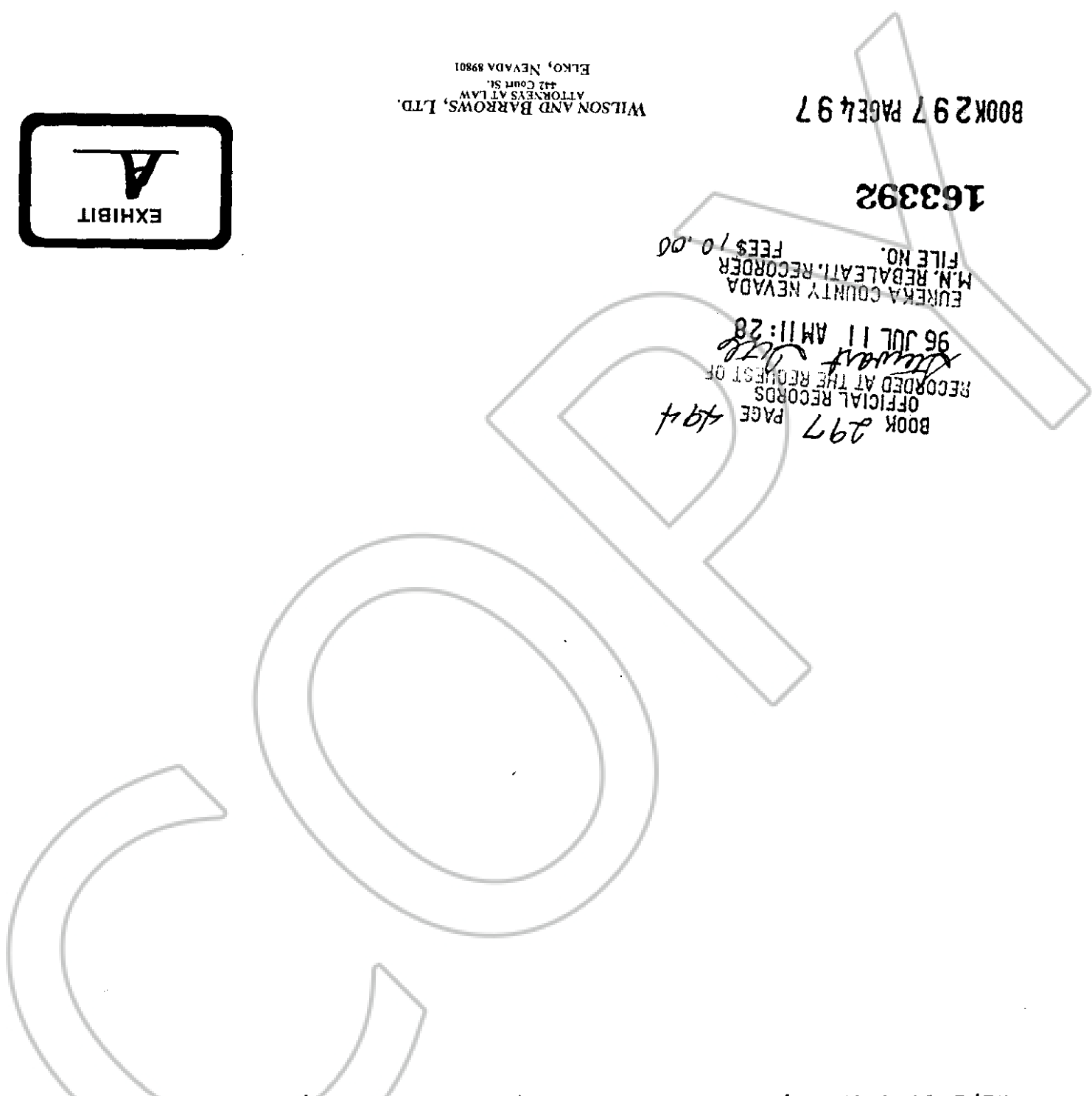
Lot 2 as shown on that certain Parcel Map for MARK W. GRASSO filed in the office of the County Recorder of Eureka County, State of Nevada, on November 21, 1983, as File No. 90998, being a portion of Lot 3, Parcel "A" of the Large Division Map of the E1/2 Section 17, TOWNSHIP 20 NORTH, RANGE 53 EAST, M.D.B.F.M.

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OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
96 JUL 11 AM 11:28
EUREKA COUNTY NEVADA
M.N. REBAL EATT. RECORDER
FILE NO.
FEES 10.00

163392

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ATTORNEYS AT LAW
412 Court St.
ELKO, NEVADA 89801



Parcel 2

DECLARATION OF VALUE

Recording Date 7/11/96 Book 297 Page 494 Instrument # 163392

· Full Value of Property Interest Conveyed

\$ 9,000.00

Less Assumed Liens & Encumbrances

Taxable Value (NRS 375.010, Section 2)

\$ 9,000.00

Real Property Transfer Tax Due

\$ 11.20

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

APN#: 07-396-12

<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 <i>[Signature]</i></p> <p>Name (Please Print) Pamela J. Aguirre</p> <p>Escrow Number <u>96010291</u></p> <p>Firm Name Stewart Title of Northeastern Nevada</p> <p>Address 445 5th Street</p> <p>City Biko, Nevada State Nevada Zip 89801</p>
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