

163393

GRANT, BARGAIN AND SALE DEED

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

and between Salvatore Grasso and Betty Ann Grasso, husband and wife, of Benicia

Cal. 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 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.

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

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96010291

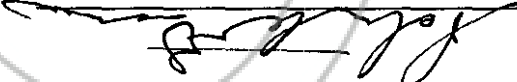
**RESERVING** unto the First Parties an undivided one-half interest in and to all of their right, title and interest in the mineral rights on, beneath or within the above-described property.

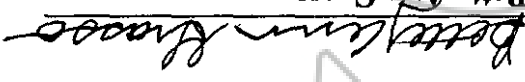
**TO HAVE AND TO HOLD** the said premises, together with the

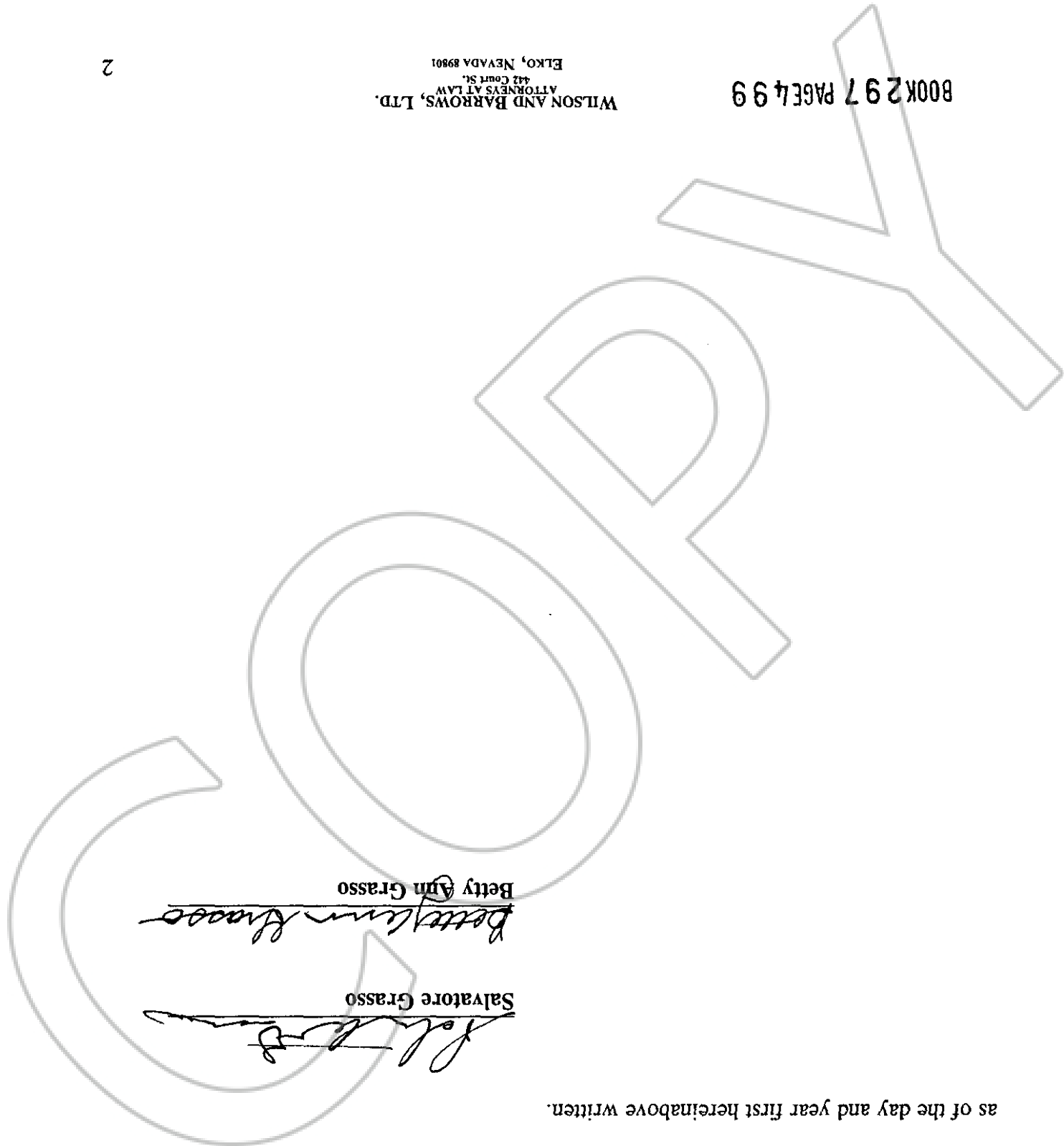
appurtenances, unto the said Second Party, and to its successors and assigns forever.

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

as of the day and year first hereinabove written.

  
Salvatore Grasso

  
Betty Ann Grasso



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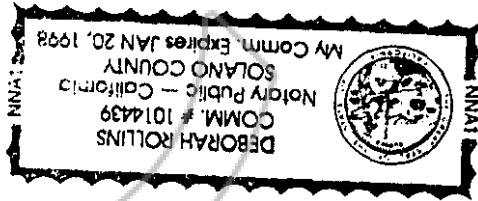
Cheyenne Land & Livestock Company, Inc  
401 Railroad Street, Suite #206  
Elko, NV 89801

Mailing Address for Grantee:

Assessor's Parcel # 07-396-16  
07-395-06  
07-395-07  
07-395-13  
07-395-15

Deborah Rollins  
NOTARY PUBLIC

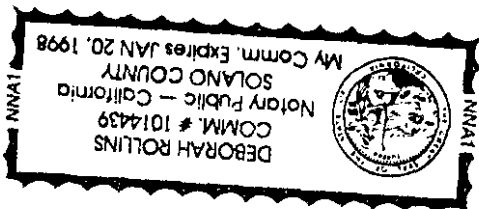
On June 30th, 1996 personally appeared before me, a Notary Public, Betty Ann Grasso, personally known (or proved) to me to be the person whose name is subscribed to the above instrument who acknowledged that she executed the above instrument.



STATE OF CALIFORNIA )  
) SS. )  
COUNTY OF SOLANO )

Deborah Rollins  
NOTARY PUBLIC

On June 30th, 1996 personally appeared before me, a Notary Public, Salvatore 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 )

LEGAL DESCRIPTION

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

PARCEL 3:

Parcel C as shown on that certain Parcel Map for SALVATORE and BETTY ANN GRASSO filed in the office of the County Recorder of Eureka County, State of Nevada, on September 19, 1986, as File No. 104804, being a portion of Lot 4 of Lot 3 of Parcel "A" of Large Division Map, E1/2 Section 17, TOWNSHIP 20 NORTH, RANGE 53 EAST, M.D.B.&M.

Parcels B and C as shown on that certain Parcel Map for MARVIN and CECILIE LEE filed in the office of the County Recorder of Eureka County, State of Nevada, on November 24, 1987, as File No. 114555, being a portion of Lot 3 of Parcel "B" of Large Division Map, E1/2 Section 17, TOWNSHIP 20 NORTH, RANGE 53 EAST, M.D.B.&M.

Parcels E and H as shown on that certain Parcel Map for SALVATORE and BETTY ANN GRASSO filed in the office of the County Recorder of Eureka County, State of Nevada, on August 19, 1988, as File No. 120754, being a portion of Parcel "D" of Parcel Map, Document No. 114555, 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  
*Stewart*  
96 JUL 11 AM 11:30  
EUREKA COUNTY NEVADA  
M.N. REBALCATEL, RECORDER  
FILE NO.  
FEES 10.00

163393

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442 Court St.  
ELKO, NEVADA 89801



K 20

DECLARATION OF VALUE

Recording Date 7/11/96 Book 297 Page 498 Instrument # 163393

Full Value of Property Interest Conveyed

\$ 45,000.00

Less Assumed Liens & Encumbrances

0

Taxable Value (NRS 375.010, Section 2)

\$ 45,000.00

Real Property Transfer Tax Due

\$ 58.50

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

APN#: 07-396-16, 07-395-06, 07-395-07, 07-395-13 + 07-395-15

<p style="text-align: center;"><b>INDIVIDUAL</b></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;"><b>ESCROW HOLDER</b></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>Name (Please Print) _____</p> <p>Escrow Number <u>9600291</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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