

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made and entered into as of the 28th day of June, 1996, by and between the UHALDE FAMILY TRUST, dated March 3, 1986, JOHN H. UHALDE, Trustee, party of the first part, and WILLIAM B. LEPPALA and PATRICIA A. LEPPALA, husband and wife, whose address is General Delivery, Crescent Valley, Nevada 89821, as joint tenants with right of survivorship, parties of the second part;

W I T N E S S E T H:

That the said first party, for and in consideration of the sum of TEN DOLLARS (\$10.00), lawful money of the United States of America, and other good and valuable consideration to it in hand paid by the said second parties, receipt whereof is hereby acknowledged, does by these presents grant, bargain, sell and convey unto the said second parties, as joint tenants with right of survivorship and not as tenants in common, and to their assigns, and to the survivor of them, and to the heirs and assigns of the survivor, forever, all that certain real property situate in the County of Eureka, State of Nevada, and more particularly described as follows, to-wit:

Lot 5, Block 23, of CRESCENT VALLEY RANCH AND FARMS, INC., UNIT NO. 1, according to the official map thereof, filed in the office of the County Recorder of Eureka County on April 6, 1959, as File No. 34081. APN 2-039-23.

EXCEPTING THEREFROM all petroleum, oil, natural gas and products derived therefrom lying in and under said land as reserved by SOUTHERN PACIFIC LAND COMPANY in Deed recorded in Book 64, Page 313, Deed Records, Lander County, Nevada, and in Book 24, Page 168, Deed Records, Eureka County, Nevada.

ATTORNEYS AT LAW
700 IDAHO STREET, ELKO, NV 89801
P. O. BOX 530, ELKO, NV 89803
(702) 738-7293
FAX (702) 738-0484

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SUBJECT TO any and all exceptions, reservations, restrictions, restrictive covenants, assessments, easements, rights, and rights of way of record.

TOGETHER WITH any and all buildings and 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.

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

appurtenances unto the said parties of the second part, as joint

tenants with right of survivorship, and not as tenants in common,

and to their assigns, and to the survivor of them, and the heirs

and assigns of such survivor forever.

IN WITNESS WHEREOF, the party of the first part has

herunto set its hand as of the day and year first above written.

Address: General Delivery
Crescent Valley, NV 89821

APN 2-039-23

UHALDE FAMILY TRUST, dated
March 3, 1986

BY John H. Uhalde
JOHN H. UHALDE, TRUSTEE

STATE OF NEVADA,
)
(ss.
)
COUNTY OF WASHOE.)

The foregoing instrument was acknowledged before me this

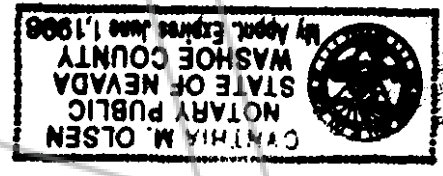
8th

day of June, 1996, by JOHN H. UHALDE as Trustee of the

UHALDE FAMILY TRUST, dated March 3, 1986.

Camilla M. Olsen
NOTARY PUBLIC

PUGGINELLI & PUGGINELLI
ATTORNEYS AT LAW
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P. O. BOX 530, ELKO, NV 89803
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COPY

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164228

BOOK 299 PAGE 281
OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
West American City
96 JUL 29 AM 9:15
EUREKA COUNTY NEVADA
M. M. REBALEATI, RECORDER
FILE NO. FEES \$280

Signature of Recorder or Representative

Tax paid for the above transfer on per NRS 375.030, Section 3.

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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): _____ Escrow Number: _____ Firm Name: _____ Address: _____ City: _____ State: _____ Zip: _____		Under penalty of perjury, I hereby declare that the above statements are correct. Signature of Declarant: _____ Name (Please Print): _____ Address: _____ City: _____ State: _____ Zip: _____	
ESCROW HOLDER		INDIVIDUAL	

APN#: 2-039-23

If exempt, state reason. NRS 375.090, Section 4. Explain:

Full Value of Property Interest Conveyed \$ 17000

Less Assumed Liens & Encumbrances \$ 17000

Taxable Value (NRS 375.010, Section 4) \$ 0

Real Property Transfer Tax Due \$ 0

Recording Date 7/29/96 Book 299 Page 282 Instrument # 164228