

Documentary Transfer Tax \$ 11.05
X Computed on full value of property conveyed, or
computed on full value less liens and encumbrances
remaining thereon at time of transfer.

Under penalty of perjury:

Signature of declarant or agent determining tax-firm name

164507

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made the 3rd day of September, 1996, by and between JERRY R. MARTIN, Trustee of the JERRY R. MARTIN 1994 TRUST, as to an undivided one-third (1/3) interest, JOHN T. O'FLAHERTY and BECKY O'FLAHERTY, husband and wife, as community property with the right of survivorship, as to an undivided one-third (1/3) interest, and CURTIS P. HAYWARD, an unmarried man, as to an undivided one-third (1/3) interest, as tenants in common, parties of the first part and hereinafter referred to as "Grantor", and RICHARD W. RODEMAN, a single man, party of the second part and hereinafter referred to as "Grantee";

W I T N E S S E T H:

That the said Grantors, 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 considerations, the receipt whereof is hereby acknowledged, do hereby grant, bargain and sell unto said Grantee, and to his heirs and assigns forever, the following described lots, pieces or parcels of land situate, lying and being in the County of Eureka, State of Nevada, and bounded and particularly described as follows, to-wit:

Lot B of Parcel No. 2, as shown on that certain parcel map for RICHARD and CINDY VAN VLIET, filed in the Office of the County Recorder of Eureka County, Nevada on April 6, 1989, as File No. 126925, located in a portion of Lot 11, Section 28, Township 20 North, Range 53 East, M.D.B. & M.

EXCEPTING THEREFROM all the oil and gas lying in and under said land, as reserved by the United States of America, in Patent recorded December 30, 1965, in Book 9, Page 422, Official Records of Eureka County, Nevada.

FURTHER EXCEPTING THEREFROM 1/2 of all mineral rights, oil or gas lying in and under said land as reserved by EDWIN C. BISHOP and LETA B. BISHOP, his wife, in Deed recorded August 23, 1978, in Book 65, Page 317, Official Records, Eureka County, Nevada.

Subject to the covenant contained herein that

neither Grantees, their successors or assigns shall not at any time place a pre-1986 mobile home or manufactured home on the real property to be use a residence. No travel trailer shall be placed on the property to be used as a residence. The violation of this covenant shall cause a reversion of title to the Grantors, or their successors or assigns. This covenant may be enjoined by any legal or equitable remedy by the Grantors, their successors or assigns or by any adjoining property owner. This covenant shall run with the real property.

TOGETHER WITH ALL AND SINGULAR, the tenements, hereditaments and appurtenances thereunto belonging and in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.
TO HAVE AND TO HOLD, ALL AND SINGULAR, the said premises together with the appurtenances, unto the said Grantee, and to his heirs and assigns forever.
IN WITNESS WHEREOF, the said Grantors have hereunto set their hands the day and Year first above written.

JERRY R. MARTIN 1994 TRUST:

Jerry R. Martin, Trustee

John T. O'Flaherty

Becky O'Flaherty

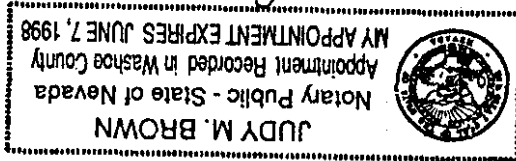
Curtis P. Hayward

STATE OF NEVADA
COUNTY OF WASHOE
)
) ss.
)

On July 22, 1996, personally appeared before me, a Notary Public, JERRY R. MARTIN, Trustee of the JERRY R. MARTIN 1994 TRUST, personally known or proved to me to be the person whose name is subscribed to the above instrument who

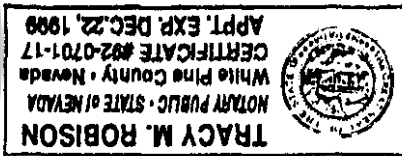
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acknowledged that he executed the instrument.



Judy M. Brown
NOTARY PUBLIC

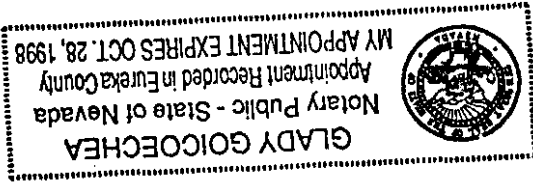
STATE OF Nevada)
COUNTY OF White Pine) ss.
On July 30, 1996, personally appeared
before me, a Notary Public, JOHN T. O'FLAHERTY and BECKY
O'FLAHERTY, personally known or proved to me to be the persons
whose names are subscribed to the above instrument who acknowledged
that they executed the instrument.



Tracy M. Robison
NOTARY PUBLIC

On July 25, 1996, personally appeared
before me, a Notary Public, CURTIS P. HAYWARD, personally known or
proved to me to be the person whose name is subscribed to the above
instrument who acknowledged that he executed the instrument.

Glady Goicoechea
NOTARY PUBLIC



PARCEL NO. 7-380-47
GRANTEE'S ADDRESS:
P.O. Box 251
Eureka, Nevada 89316

BOOK 300 PAGE 277
OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
Stewart Title of N.E. Nevada
96 SEP -3 PM 1:32
EUREKA COUNTY NEVADA
M.N. REBALANCE, RECORDER
FILE NO. 164507
FEES 9.00

DECLARATION OF VALUE

Recording Date 9/3/96 Book 300 Page 277 Instrument # 164507
Full Value of Property Interest Conveyed \$ 8,500.00
Less Assumed Liens & Encumbrances _____
Taxable Value (NRS 375.010, Section 2) \$ 8,500.00
Real Property Transfer Tax Due \$ 11.05

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

INDIVIDUAL	ESCROW HOLDER
Under penalty of perjury, I hereby declare that the above statements are correct.	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	Signature of Declarant
Name (Please Print)	Tracy M. Robinson
Name (Please Print)	96261393
Address	Escrow Number
City	State
Zip	City

NTC 6/22/93