

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made and entered into as of the 23 day of ~~August~~ ^{September}, 1996, by and between JAMES E. DOTSON and LORRAINE B. DOTSON, husband and wife, parties of the first part, and STEVEN W. HUTCHISON and PAULINE A. HUTCHISON, husband and wife, as joint tenants with right of survivorship, whose address is P. O. Box 332, Eureka, Nevada 89316, parties of the second part;

W I T N E S S E T H:

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, and other good and valuable consideration to them in hand paid by the said second parties, receipt whereof is hereby acknowledged, do 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 Town of Eureka, County of Eureka, State of Nevada, and more particularly described as follows, to-wit:

Lots 1, 2 and 3 in Block 17 as shown on the plat of the TOWN OF EUREKA filed in the office of the County Recorder of Eureka County, Nevada.

FURTHER EXCEPTING THEREFROM all uranium, thorium or any other material which is or may be peculiarly essential to the production of fissionable materials whether or not of commercial value, reserved by the United States of America in Patent recorded December 19, 1947, in Book 23, Page 226, Deed Records, Eureka County, Nevada.

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

PUCCINELLI & PUCCINELLI
ATTORNEYS AT LAW
700 IDAHO STREET, ELKO, NV 89801
P. O. BOX 530, ELKO, NV 89803
(702) 738-7293
FAX (702) 738-0454


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TOGETHER WITH 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 parties of the first part have
hereunto set their hands as of the day and year first above
written.



JAMES E. DOTSON


LORRAINE B. DOTSON

STATE OF NEVADA,)
COUNTY OF ELKO.) ss.

The foregoing instrument was acknowledged before me on
the 23rd day of Sept, 1996, by JAMES E. DOTSON and LORRAINE B.
DOTSON.




NOTARY PUBLIC

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OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
Just American Int'l
96 SEP 30 AM 9:42

EUREKA COUNTY NEVADA
M.N. REBALEATI, RECORDER
FILE NO. FEES 9.00

164642

COPY

RECEIVED
EUREKA COUNTY NEVADA
RECORDS DEPARTMENT
SEP 30 1996



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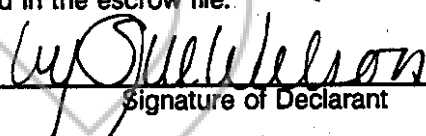
DECLARATION OF VALUE

Recording Date 9/30/96 Book 301 Page 132 Instrument # 164642

Full Value of Property Interest Conveyed	\$ <u>40,000.00</u>
Less Assumed Liens & Encumbrances	<u>-</u>
Taxable Value-(NRS 375.010, Section 4)	\$ <u>40,000.00</u>
Real Property Transfer Tax Due	\$ <u>52.00</u>

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

APN#: 001-038-10

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)	Shirley Evans Name (Please Print)
Address	425828SE Escrow Number
City State Zip	Firm Name
	Address
	City State Zip

Tax paid for the above transfer on _____, 19 ____ .
per NRS 375.030, Section 3.

Signature of Recorder or Representative