

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made the 2nd day of October, 1996, by and between JAMES V. WOOD and REBECCA M. WOOD, husband and wife, and FRANCES YVONNE SAUNDERS, an unmarried woman, parties of the first part and hereinafter referred to as "Grantors", and NANCY BRACKETT, an unmarried woman, dealing with her sole and separate property, as to an undivided one-quarter (1/4) interest, and SEVEN N ("7N") CATTLE COMPANY, INC., an Idaho corporation, as to an undivided three-quarter (3/4) interest, as tenants in common and not as joint tenants with right of survivorship, parties 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 Grantees, and to their heirs and assigns forever, the following described lots, pieces or parcels of land situate, lying and being in the County of Nye and County of Eureka, State of Nevada, and bounded and particularly described as follows, to-wit:

PARCEL NO. 1:

TOWNSHIP 14 NORTH, RANGE 50 EAST, M.D.B. & M.
Section 2: SW1/4 NW1/4;
Section 3: S1/2 NE1/4; S1/2 NW1/4; Lots 3 and 4;
Section 4: Lot 1; SE1/4 NE1/4;

TOWNSHIP 15 NORTH, RANGE 50 EAST, M.D.B. & M.
Section 28: W1/2 SE1/4;
Section 33: S1/2 NE1/4; NW1/4 NE1/4; E1/2 SE1/4;

EXCEPTING THEREFROM all coal and other minerals lying in and under said land as reserved by the UNITED STATES OF AMERICA, in Patent recorded December 29, 1967, in Book 84, Page 252, Official Records, Nye County, Nevada.

TOGETHER WITH any and all water rights and grazing rights on the real property which Grantors have an interest in.

. . .

PARCEL NO. 2:

TOWNSHIP 15 NORTH, RANGE 50 EAST, M.D.B. & M.
Section 4: Lots 1 and 2; S1/2 NE1/4; SE1/4;

EXCEPTING THEREFROM all oil and gas lying in
and under said land as reserved by THE UNITED
STATES OF AMERICA, in Patent recorded October
25, 1965, in Book 9, Page 13, Official
Records, Eureka County, Nevada.

TOGETHER WITH any and all water rights and
grazing rights on the real property which
Grantors have an interest in.

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 Grantees, as tenants
in common and not as joint tenants with right of survivorship, and
to their heirs and assigns forever.

IN WITNESS WHEREOF, the said Grantors have hereunto set
their hands the day and year first above written.

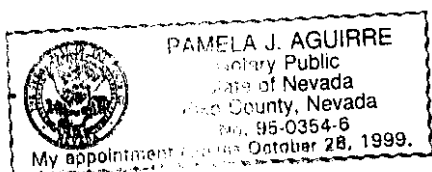

JAMES V. WOOD

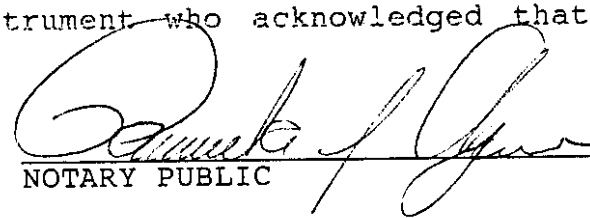

REBECCA M. WOOD


FRANCES YVONNE SAUNDERS

STATE OF Nevada)
COUNTY OF Elko) ss.

On October 4, 1996, personally appeared
before me, a Notary Public, JAMES V. WOOD and REBECCA M. WOOD,
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.




NOTARY PUBLIC

LAW OFFICES
GARY D. FAIRMAN
A PROFESSIONAL CORPORATION
482 FIFTH STREET - P.O. BOX 5
ELY, NEVADA 89301
(702) 283-4422

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STATE OF Nevada)
COUNTY OF Carson City) ss.

On Oct 2, 1996, personally appeared
before me, a Notary Public, FRANCES YVONNE SAUNDERS, personally
known or proved to me to be the person whose name is subscribed to
the above instrument who acknowledged that she executed the
instrument.



Angela M. Smith
NOTARY PUBLIC

PARCEL NO. NYE COUNTY - 09-201-01 & 09-211-03
PARCEL NO. EUREKA COUNTY - 08-350-01

GRANTEE'S ADDRESS:
P.O. Box 721
Eureka, Nevada 89316

BOOK 301 PAGE 216
OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
Stewart Title
96 OCT -7 PM 2:30
EUREKA COUNTY NEVADA
M.N. REBALEATI, RECORDER
FILE NO. FEE \$ 9.00

164690

Escrow Unit

DECLARATION OF VALUE

Recording Date 10/7/96 Book 301 Page 216 Instrument # 164690

Full Value of Property Interest Conveyed \$ 160,000.00

Less Assumed Liens & Encumbrances - _____

Taxable Value (NRS 375.010, Section 2) \$ 160,000.00

Real Property Transfer Tax Due \$ 208.00

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

APN#: 08-350-01

INDIVIDUAL

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

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.

Pamela J. Aguirre
Signature of Declarant

Pamela J. Aguirre
Name (Please Print)

96212094
Escrow Number

Stewart Title of Northeastern Nevada
Firm Name

445 5th Street
Address

Elko, Nevada 89801
City State Zip