

D E E D

THIS INDENTURE, made this 14th day of October, 1996, by and between WILLIAM CRANE, also known as WILLIAM A. CRANE, a married man dealing with his sole and separate property, party of the first part, and RUBY HILLS RANCH, LLC, a Nevada Limited Liability Company, party of the second part;

W I T N E S S E T H:

That the party of the first part, for good and valuable consideration, to him in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, does by these presents grant, bargain and sell unto the party of the second part, and to its successors and assigns, forever, all that certain property situate in the County of Eureka, State of Nevada, more particularly described as follows:

Parcels B1, B2, B3 and B4 of that certain Parcel Map for William A. Crane of the First Division of Parcel "B" of the Division of Land into Large Parcels, which above parcels are located within Section 21, Township 20 North, Range 53 East, MDB&M., Eureka County, Nevada, which Parcel Map was filed in the Eureka County Recorder's Office, Eureka, Nevada, on October 7, 1996, under File Number 164692.

TOGETHER with any and all buildings and improvements situate thereon.

TOGETHER with all water, water rights, easements, ditches, pipelines, and all other means for the diversion or use of water on said property or in any way appurtenant to said property or any part thereof, or heretofore used or enjoyed in connection with said property, including, but not limited to, all water rights and permits issued by the State of Nevada,

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ROSS P. EARDLEY
ATTORNEY AT LAW
469 IDAHO STREET
ELKO, NEVADA 89801

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TELEPHONE (702) 738-4046 - FAX (702) 738-6286

including Permit Numbers 6529, 6794, 6958, 6798, 6713, 10477, 10476, 8556 and 6723, in so far as said permits may apply to or in any way be appurtenant to the above described property.

SUBJECT to any and all reservations, restrictions, easements and rights-of-way of record in connection with the above described property.

TOGETHER with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

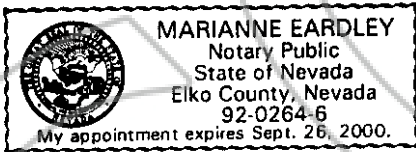
TO HAVE AND TO HOLD said premises, together with the appurtenances, unto the party of the second part, and to its successors and assigns, forever.

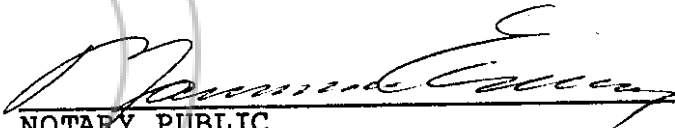
IN WITNESS WHEREOF, the party of the first part has hereunto set his hand the day and year first above written.


WILLIAM CRANE

STATE OF NEVADA)
 : SS.
COUNTY OF ELKO)

This instrument was acknowledged before me on October 14, 1996, by WILLIAM CRANE.




NOTARY PUBLIC

Grantees' Address: 401 RAIL ROAD ST. #206
ELKO, NV. 89801

APN 07-370-33
07-370-34
07-370-35
07-370-36

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OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
John Sourley
96 OCT 21 PM 1:35

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

164736

COPY

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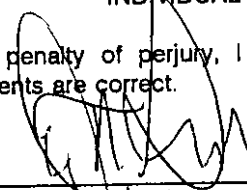
DECLARATION OF VALUE
Esmeralda COUNTY, NEVADA

Recording Date 10/21/96 Book 381 Page 314 Instrument # 164736

Full Value of Property Interest Conveyed	\$ <u>10,000</u>
Less Assumed Liens & Encumbrances	--
Taxable Value (NRS 375.010, Section 4)	\$ <u>10,000</u>
Real Property Transfer Tax Due	\$ <u>13.99</u>

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

Escrow Holder only: Check if Real Property Transfer Tax is to be deferred under NRS 375.030, Section 3.

INDIVIDUAL	ESCROW HOLDER
<p>Under penalty of perjury, I hereby declare that the above statements are correct.</p> <p></p> <p>_____ Signature of Declarant</p> <p><u>John A. Goudley (Agent)</u> Name (Please Print)</p> <p><u>401 RAILROAD ST. #206</u> Address</p> <p><u>ELKO</u> <u>NV.</u> <u>89801</u> City State Zip</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</p> <p>_____ Name (Please Print)</p> <p>_____ Escrow Number</p> <p>_____ Firm Name</p> <p>_____ Address</p> <p>_____ City State Zip</p>

• Tax paid for the above transfer per NRS 375.030 Sec. 3 on 10/21/96