

165036

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE is made and entered into effective as of the 14th day of October, 1996, by and between DONALD G. JAMES and JEANNETTE HILL JAMES, formerly husband and wife, "Grantors", and JEANNETTE HILL JAMES, an unmarried woman, "Grantee".

WITNESSETH:

That the said Grantors, for good and valuable consideration given by the Grantee, the receipt of which is hereby acknowledged, do by these presents, grant, bargain, sell, and convey unto the said Grantee, as her sole and separate property, and her heirs, executors, administrators, successors and assigns, all that certain property situate, lying, and being in the County of Eureka, State of Nevada, and more particularly described in Exhibit "A" attached hereto and incorporated herein by reference.

SUBJECT TO all covenants, conditions, restrictions, exceptions, easements, rights of way, reservations and rights, and other matters evidenced by documents of record.

TOGETHER WITH any and all buildings, fixtures and improvements situate thereon.

TOGETHER WITH all and singular 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 the said premises, together with the appurtenances, unto the said Grantee, as her sole and separate property, and her heirs, executors, administrators, successors and assigns.

IN WITNESS WHEREOF, the said Grantors have executed this Deed as of the day and year first hereinabove written.

GRANTORS:

Donald G. James
DONALD G. JAMES

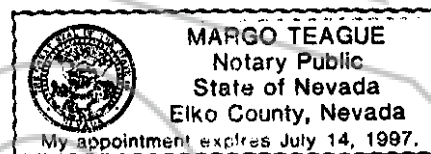
Jeannette Hill James
JEANNETTE HILL JAMES

STATE OF Nevada)
COUNTY OF Elko)

On this 11 day of October, 1996, personally appeared before me, a Notary Public,
DONALD G. JAMES and **JEANNETTE HILL JAMES**, personally known to me to be the persons
whose names are subscribed to the above instrument who acknowledge that they executed the
foregoing instrument.

Margo Teague
NOTARY PUBLIC

Grantees' Address: PO Box 211032
Crescent Valley, NV 89821



APN: 5-240-09

EXHIBIT "A"
JAMES - JAMES
GRANT, BARGAIN AND SALE DEED

DESCRIPTION OF JAMES PARCEL NO. 1
LOCATED IN CRESCENT VALLEY, NEVADA
CONTAINING 13.08 ACRES, MORE OR LESS.

A parcel of land located in Lot 1 (SW1/4 SW1/4) of Section 33, T.33N., R.48E., M.D.B.&M., containing 13.08 acres, more or less, and being further described as follows:

Commencing at the S 1/4 corner of Section 33, T.33N., R.48E., M.D.B.&M.;

thence S. 87° 53' 00" W. along the south section line of said Section 33 for a distance of 1444.75 feet to the NW corner of Section 4, T.32N., R.48E., M.D.B.&M.;

thence S. 88° 58' 50" W. along the south section line of said Section 33 for a distance of 807.26 feet to the SE corner of Parcel No. 1, being the true point of beginning of this description, Corner No. 1;

thence continuing S. 88° 58' 50" W. along the south section line of said Section 33 for a distance of 60.01 feet to the SE corner of a water well site belonging to the Town of Crescent Valley, Nevada, Corner No. 2 of this description;

thence N. 0° 08' 12" W. along the east boundary line of said water well site for a distance of 466.54 to the NE corner of the water well site property and also being Corner No. 3 of this description;

thence S. 88° 37' 20" W. along the north boundary of said water well site for a distance of 330.30 feet to the NW corner of the water well site property, a point on the west section line of said Section 33 and also being Corner No. 4 of this description;

thence N. 0° 08' 14" W. along the west section line of said Section 33 for a distance of 1393.40 feet to the NW corner of Lot 1 of said Section 33, the NW corner of Parcel No. 1, and also being Corner No. 5 of this description;

thence S. 89° 54' 26" E., along the north line of Lot 1 of said Section 33 for a distance of 390.26 feet to the NE corner of Parcel No. 1, Corner No. 6 of this description;

thence S. 0° 08' 12" E. for a distance of 1850.29 feet to the SE corner of Parcel No. 1, a point on the south section line of said Section 33 and also being Corner No. 1, the true point of beginning of this description.

BOOK 303 PAGE 278
OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
John Marvel, atty
96 NOV 15 PM 2:01
EUREKA COUNTY NEVADA
M.N. REBALEATI, RECORDER
FILE NO. FEES 9.00

BOOK 303 PAGE 280

165036

DECLARATION OF VALUE

Recording Date 11/15/96 Book 363 Page 278 Instrument # 165036

Full Value of Property Interest Conveyed \$ _____

Less Assumed Liens & Encumbrances - _____

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

Real Property Transfer Tax Due \$ 0

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

transfer from one joint tenant to another.

INDIVIDUAL

Under penalty of perjury, I hereby declare that the above statements are correct.

Margo Teague
Signature of Declarant

Margo Teague
Name (Please Print)

c/o John E. Marvel, Esq.
Address

285 10th St., E160, NW 89801
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.

Signature of Declarant

Name (Please Print)

Escrow Number

Firm Name

Address

City State Zip

Tax paid for the above transfer on 11/15, 19 96.
per NRS 375.030, Section 3.

Signature of Recorder or Representative