

GRANT, BARGAIN AND SALE DEED

October 11th 1996, by and between DONALD G. JAMES and JEANNETTE HILL JAMES, formerly husband and wife, "Grantors", and DONALD G. JAMES, an unmarried man, "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 his sole and separate property, and his 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 his sole and separate property, and his 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 1163
Crescent Valley, NV 89821

APN: 05-240-09

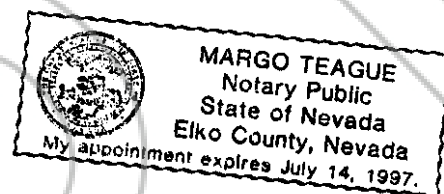


EXHIBIT "A"
JAMES - JAMES
GRANT, BARGAIN AND SALE DEED

DESCRIPTION OF JAMES PARCEL NO. 2
LOCATED IN CRESCENT VALLEY, NEVADA
CONTAINING 39.33 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 39.33 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 1321.15 feet to the true point of beginning of this description, the SE corner of Parcel No. 2 and also the SE corner of Lot 1 of said Section 33, Corner No. 1;

thence S. 87° 53' 00" W. along the south section line of said Section 33 for a distance of 123.60 feet to the NW corner of Section 4, T.32N., R.48E., M.D.B.&M., Corner No. 2;

thence continuing along the south section line of said Section 33, S. 88° 58' 50" W. for a distance of 807.26 feet to the SW corner of Parcel No. 2, Corner No. 3;

thence N. 0° 08' 12" W. along the west side of Parcel No. 2 to a point on the north line of Lot 1 of said Section 33, the NW corner of Parcel No. 2 and also Corner No. 4 of this description;

thence S. 89° 54' 26" E. along the north line of Lot 1 of said Section 33 for a distance of 930.61 feet to the NE corner of Lot 1 of said Section 33 and the NE corner of Parcel No. 2, Corner No. 5 of this description;

thence S. 0° 08' 22" E. along the east line of Lot 1 of said Section 33 for a distance of 1829.86 feet to the SE corner of Parcel No. 2 and the SE corner of Lot 1 of said Section 33, Corner No. 1, the true point of beginning of this description.

BOOK 303 PAGE 281
OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
John Marshall, atty
96 NOV 15 PM 2:03

EUREKA COUNTY NEVADA
M.N. REBALEATI, RECORDER
FILE NO. FEES 2.00

BOOK 303 PAGE 283

165037

DECLARATION OF VALUE

Recording Date _____ Book _____ Page _____ Instrument # _____

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 Seague
Signature of Declarant

Margo Seague
Name (Please Print)

c/o John E. Marvel, Esq.
Address

265 10th St., Elko, NV 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 _____, 19____
per NRS 375.030, Section 3.

Signature of Recorder or Representative