

166308

**GRANT, BARGAIN AND SALE DEED
AND BILL OF SALE**

THIS INDENTURE, made and entered into this 27th day of February, 1997, by and between Max D. Allen and Mary A. Allen, husband and wife, of Canyon, Texas, First Parties, and John Uhalde & Co., a Nevada corporation, Second Party,

WITNESSETH:

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, to them in hand paid by the said Second Party, and other good and valuable consideration, receipt whereof is hereby acknowledged, do by these presents sell, assign, transfer, set over, deliver, grant, bargain, sell and convey unto the said Second Party, and to its successors and assigns, all that certain real and personal property situate in the County of Eureka, State of Nevada, more particularly described as follows:

TOWNSHIP 21 NORTH, RANGE 53 EAST, MDB&M

Section 16: SW ¼;
Section 21: W ½

g. y.

TOGETHER WITH all improvements situate thereon.

TOGETHER WITH all water, water rights, rights to the use of water, dams, ditches, canals, pipelines, reservoirs, wells and all other means for the diversion or use of water appurtenant to the real property, or any part thereof, or used or enjoyed in connection therewith, and together with all stockwatering rights used or enjoyed in connection with the use of any of said lands, included but not limited to the following Water Permits:

21839
35013
21841

9602483

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.

TOGETHER WITH Sellers' membership in the Eureka Producers Cooperative appurtenant to the above property.

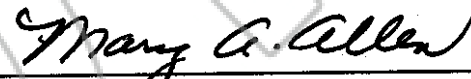
TOGETHER WITH all pivots, motors, pumps, panels and other equipment situate upon, or used in conjunction with the aforesaid real property.

TO HAVE AND TO HOLD the said premises, together with the appurtenances, unto the said Second Party, and to its successors and assigns forever.

IN WITNESS WHEREOF, the said First Parties have hereunto set their hands as of the day and year first hereinabove written.



Max D. Allen

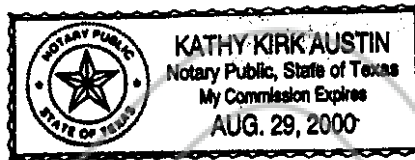


Mary A. Allen

STATE OF TEXAS,)
) ss.
COUNTY OF _____)

On 27 Feb, 1997, personally appeared before me, a Notary Public,
Max D. Allen and personally known (or proved) to me to be the person whose name is subscribed
to the above instrument who acknowledged that he executed the above instrument.


NOTARY PUBLIC



STATE OF TEXAS,)
) ss.
COUNTY OF _____)

On 27 Feb 1997, personally appeared before me, a Notary Public,
Mary A. Allen and personally known (or proved) to me to be the person whose name is
subscribed to the above instrument who acknowledged that she executed the above instrument.


NOTARY PUBLIC

Mailing Address for Grantee:

John Uhalde & Co.,
a Nevada corporation
P.O. Box 88
Ely, NV 89301
FEB 25, 1997

Assessor's Parcel No. 07-200-32
07-210-22

BOOK 306 PAGE 353
OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
Stewart Title
97 MAR 12 AM 10:47

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

166308

WILSON AND BARROWS, LTD.
ATTORNEYS AT LAW
442 Court St.
ELKO, NEVADA 89601

BOOK 306 PAGE 355

DECLARATION OF VALUE

Recording Date 3/12/97 Book 306 Page 353 Instrument # 166308

• Full Value of Property Interest Conveyed

\$ 438,000.00

Less Assumed Liens & Encumbrances

Taxable Value (NRS 375.010, Section 2)

\$ 438,000.00

Real Property Transfer Tax Due

\$ 569.40

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

APN#:

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.

Signature of Declarant

Pamela J. Aguirre

Name (Please Print)

Escrow Number

Stewart Title of Northeastern Nevada

Firm Name

810 IDAHO STREET

Address

Elko,
City

Nevada
State

89801

Zip