

JOINT TENANCY GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made the 23 day of May, 1997,

by and between JOE E. McCAFFREY and SYLVIA J. McCAFFREY, also known as JOE E. McCAFFREY and SYLVIA J. McCAFFREY, husband and wife, parties of the first part and hereinafter referred to as "grantors", and SAMUEL WASHA and CHRISTINE WASHA, husband and wife, as joint tenants with full right of survivorship, parties of the second part and hereinafter referred to as "Grantees";

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, does hereby grant, bargain and sell unto said Grantees, in joint tenancy and to the survivor of them and to the heirs of such survivor, forever, all those certain lots, pieces or parcels of land situate, lying and being in the County of Eureka, State of Nevada, and bounded and particularly described as follows, to-wit:

All that certain real property situate in the County of Eureka, State of Nevada, more particularly described as follows:

Parcel A of Lot 4 of Lot 3 of Parcel A as shown on that certain Parcel Map for Salvatore and Betty Grasso, filed in the Official Records of Eureka County as File #104804, located in a portion of the E.1.2 S.17, T.20N., R.53E., M.D.B.M.

This Deed is subject to a note secured by a Deed of Trust dated 6 July 1988, filed in the Official Records of Eureka County Nevada as file number 120989, Book 183 Page 028. Assigned to Earl A. Rasmussen and Laveria C. Rasmussen 6 Dec 1988 file number 125484 Book 192 Page 072 of said Records. The Grantee joins in the execution of this Deed to acknowledge the above Note, Deed and Assignment.

EXCEPTING THEREFROM all the oil and gas in and under said land, reserved by the United States of America in Patent, recorded April 15, 1966, in Book 10, Page 331, Official Records, Eureka County, Nevada.

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LAW OFFICES
GARY D. FAIRMAN
A PROFESSIONAL CORPORATION
492 FIFTH STREET - P. O. BOX 5
ELY, NEVADA 89301
(702) 289-4422

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Together with all buildings and improvements thereon.

SUBJECT TO all taxes and other assessments, reservation, exceptions, and all easements, rights of way, liens, covenants, conditions and restrictions, as may appear of record.

TOGETHER with the tenements, hereditaments, and appurtenances thereunto belonging or in otherwise appertaining, and the reversion and reversions, remainder and profits thereof.

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 joint tenants and not as tenants in common, and to the heirs of the survivor of them, forever.

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

GRANTORS:

Joe E. McCaffrey aka Joe E. McCaffrey
JOE E. MCCAFFREY aka JOE E. MCCAFFREY

Sylvia J. McCaffrey aka Sylvia J. McCaffrey
SYLVIA J. MCCAFFREY aka SYLVIA J. MCCAFFREY

GRANTEES:

S. J. Washa
SAMUEL WASHA

Christine Washa
CHRISTINE WASHA

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GRANTORS' ADDRESS:
 P.O. Box 616
 Eureka, Nevada 89316

GRANTEES' ADDRESS:

PARCEL NO. 07-396-14

purposes therein mentioned.

executed the same freely and voluntarily and for the uses and
 Tenancy Grant, Bargain and Sale Deed, who acknowledged that they
 be the persons described in and who executed the foregoing Joint
 County and State, SAMUEL WASHA and CHRISTINE WASHA, known to me to
 personally appeared before me, a Notary Public in and for said

On this 23rd day of May, 1997,
)
) COUNTY OF Eureka
) SS.
)
) STATE OF NEVADA

therein mentioned
BARBARA BAILEY
 Notary Public - State of Nevada
 Appointment Recorded in Eureka County
 MY APPOINTMENT EXPIRES OCT. 11, 1997

the same freely and voluntarily and for the uses and purposes
 Grant, Bargain and Sale Deed, who acknowledged that they executed
 persons described in and who executed the foregoing Joint Tenancy
 SYLVIA J. MCCAFFREY, aka SYLVIA J. MCCAFFREY, known to me to be the
 County and State, JOE E. MCCAFFREY, aka JOE E. MCCAFFREY, and
 personally appeared before me, a Notary Public in and for said

On this 23rd day of May, 1997,
)
) COUNTY OF Eureka
) SS.
)
) STATE OF NEVADA

BARBARA BAILEY
 Notary Public - State of Nevada
 Appointment Recorded in Eureka County
 MY APPOINTMENT EXPIRES OCT. 11, 1997

NOTARY PUBLIC

Barbara Bailey

BOOK 308 PAGE 157
 OFFICIAL RECORDS
 RECORDED AT THE REQUEST OF
Sylvia McCaffrey
 97 MAY 23 AM 9:29
 EUREKA COUNTY NEVADA
 M.N. REBAL EATL, RECORDER
 FILE NO.
166865
 FEES \$9.00

DECLARATION OF VALUE
Zurich
 COUNTY, NEVADA

Recording Date 5/23/97 Book 308 Page 157 Instrument # 166865

Full Value of Property Interest Conveyed \$ _____
 Less Assumed Liens & Encumbrances - _____
 Taxable Value (NRS 375.010, Section 4) \$ 18,000 -
 Real Property Transfer Tax Due \$ 23.40

If exempt, state reason. NRS 375.090, Section 3. Explain: _____

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

INDIVIDUAL

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

Signature of Declarant [Signature]

Name (Please Print) Samuel W. Asha

Address PO Box 144

City Zurich State NV Zip 89316

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 _____

Name (Please Print) _____

Escrow Number _____

Firm Name _____

Address _____

City _____ State _____ Zip _____

City _____ State _____ Zip _____

Address _____

Firm Name _____

Address _____

City _____ State _____ Zip _____

City _____ State _____ Zip _____

Address _____

Firm Name _____

Address _____

City _____ State _____ Zip _____

City _____ State _____ Zip _____

Address _____

Firm Name _____

Address _____

• Tax paid for the above transfer per NRS 375.030 Sec. 3 on _____