

166895

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made and entered into this 27th day of May, 1997, by and between Ronald W. Blehm, a single man of Eureka, Nevada, First Party, and Burnham Farms, LLC, a Nevada limited liability company, Second Party.

WITNESSETH:

That the said First Party, for and in consideration of the sum of TEN DOLLARS (\$10.00), lawful money of the United States of America, to him in hand paid by the said Second Party, and other good and valuable consideration, receipt whereof is hereby acknowledged, does by these presents grant, bargain, sell and convey unto the said Second Party, and to its successors and assigns, all that certain real property situate in the County of Eureka, State of Nevada, more particularly described as follows, to-wit:

(See Exhibit A attached hereto and made a part hereof.)

TOGETHER WITH all improvements situate thereon.

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 all water, water rights, rights to the use of

water, whether surface or underground or otherwise, whether

vested, permitted, certificated, decreed or otherwise, and whether

present or future, and all water available through irrigation

projects, whether public or private, now or hereafter used or

enjoyed in connection therewith, for irrigation, stockwatering,

domestic or any other use, or for the drainage of all or any part of

the real property, together with all rights and ownership in any

water stock owned in connection with the right to receive water for

use upon or in connection with the real property, together with all

dams, ditches, canals, pipelines, reservoirs, wells and all other

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means for the diversion or use of water appurtenant to the real property, or any part thereof.

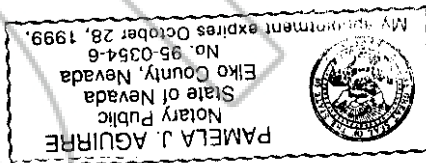
TO HAVE AND TO HOLD the said premises, together with the appurtenances, unto the said Second Party, and to its successors and assigns forever.

IN WITNESS WHEREOF, the said First Party has hereunto set his hand as of the day and year first hereinabove written.

Ronald W. Blehm
Ronald W. Blehm

STATE OF Nevada,
COUNTY OF Elko,
) ss.
)

On May 07, 1997, personally appeared before me, a Notary Public, Ronald W. Blehm, 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.



Pamela J. Aguirre
NOTARY PUBLIC

Mailing Address for Grantee:
Burnham Farms, LLC
HC 62, Box 153
Eureka, NV 89316

APN #: 7-140-39

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LEGAL DESCRIPTION

The land referred to herein is situated in the State of Nevada, County of Eureka, described as follows:

PARCEL 1:

TOWNSHIP 21 1/2 NORTH, RANGE 54-EAST, M.D.B.&M.

Section 32: Lots 3 and 4; S1/2NW1/4;

EXCEPTING THEREFROM, all oil, gas, potash and sodium lying in and under said land as reserved by the UNITED STATES OF AMERICA in patent recorded January 31, 1964, in Book 2, Page 400, Official Records, Eureka County, Nevada.

PARCEL 2:

Parcel 2 as shown on that certain Parcel Map for FARMERS HOME ADMINISTRATION filed in the office of the County Recorder of Eureka County, State of Nevada, on July 27, 1993, as File No. 145980, being a portion of W1/2, Section 33, TOWNSHIP 22 NORTH, RANGE 54 EAST, M.D.B.&M.

EXCEPTING THEREFROM, all of the coal and other valuable minerals, and all fissionable materials lying in and under said land as reserved by the UNITED STATES OF AMERICA in patent, recorded March 18, 1954, in Book 24, Page 313, Deed Records, Eureka County, Nevada.

SCHEDULE A
CLTA PRELIMINARY REPORT
(7/88)



STEWART TITLE
Guaranty Company
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OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
Stewart Title
97 MAY 30 PM 1:27
EUREKA COUNTY NEVADA
M.N. REBALANCE ORDER
FEES 9.00
FILE NO.

DECLARATION OF VALUE

Recording Date 5/30/95 Book 308 Page 235 Instrument # 166895

Full Value of Property Interest Conveyed

\$ 187,000.00

Less Assumed Liens & Encumbrances

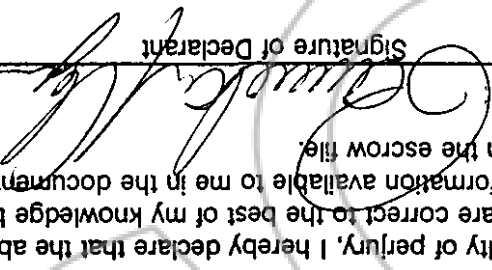
Taxable Value (NRS 375.010, Section 2)

\$ 187,000.00

Real Property Transfer Tax Due

\$ 943.10

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

<p>INDIVIDUAL</p> <p>Under penalty of perjury, I hereby declare that the above statements are correct.</p> <p>Signature of Declarant _____</p> <p>Name (Please Print) _____</p> <p>Address _____</p> <p>City _____ State _____ Zip _____</p>	<p>ESCROW HOLDER</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) <u>Pamela J. Aguirre</u></p> <p>Escrow Number <u>97211029</u></p> <p>Firm Name <u>Stewart Title of Northeastern Nevada</u></p> <p>Address <u>810 IDAHO STREET</u></p> <p>City <u>Elko,</u> State <u>Nevada</u> Zip <u>89801</u></p>
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APN#: 7-140-39