

JOINT TENANCY GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made the 25th day of June, 1997,

by and between JERRY R. MARTIN, Trustee of the JERRY R. MARTIN 1994 TRUST, as to an undivided one-third (1/3) interest, JOHN T. O'FLAHERTY and BECKY O'FLAHERTY, husband and wife, as to an undivided one-third (1/3) interest, and CURTIS P. HAYWARD, an unmarried man, as to an undivided one-third (1/3) interest, parties of the first part and hereinafter referred to as "Grantors", and BARRY SCHROEDER and KIRSTEN SCHROEDER, 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, do 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:

Parcel 3 as shown on that certain parcel map for JERRY R. MARTIN, JOHN T. and BECKY O'FLAHERTY and CURTIS P. HAYWARD, filed in the Office of the County Recorder of Eureka County, State of Nevada, on June 21, 1996, as File No. 163256, being a portion of Lot 11, Section 28, Township 20 North, Range 53 East, M.D.B. & M.

EXCEPTING THEREFROM all the oil and gas lying in and under said land, as reserved by the United States of America, in Patent recorded December 30, 1965, in Book 9, Page 422, Official Records of Eureka County, Nevada.

FURTHER EXCEPTING THEREFROM 1/2 of all mineral rights, oil or gas lying in and under said land as reserved by EDWIN C. BISHOP and LETA B. BISHOP, his wife, in Deed recorded August 23, 1978, in Book 65, Page 317, Official

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

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Records, Eureka County, Nevada.

Subject to the covenant contained herein that neither grantees, their successors or assigns shall not at any time place a pre-1986 mobile home or manufactured home on the real property to be used as a residence. No travel trailer shall be placed on the property to be used as a residence. The violation of this covenant shall cause a reversion of title to the grantors, or their successors or assigns. This covenant may be enjoined by any legal or equitable remedy by the grantors, their successors or assigns or by any adjoining property owner. This covenant shall run with the real property.

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 have hereunto set their hands the day and year first above written.

JERRY R. MARTIN 1994 TRUST:

Jerry R. Martin
JERRY R. MARTIN, Trustee

JOHN T. O'FLAHERTY

John T. O'Flaherty
BECKY O'FLAHERTY

CURTIS P. HAYWARD

Curtis P. Hayward

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BOOK 309 PAGE 288

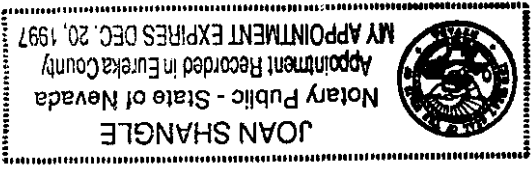
Signature of deponent or agent determining tax-firm name
 -3-
 Under penalty of perjury:

Documentary Transfer Tax \$ 25.35
 Computed on full value of property conveyed; or
 Computed on full value less liens and encumbrances
 remaining thereon at time of transfer

Eureka, Nevada, 89316

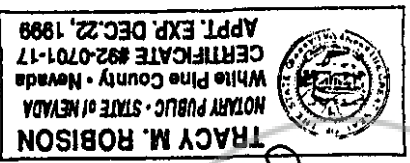
P. O. Box 635

GRANTEE'S ADDRESS:
 PARCEL NO. 7-380-41
includes other lands



Joan Shangle
 NOTARY PUBLIC

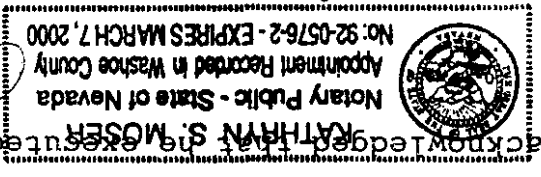
Instrument who acknowledged that he executed the instrument.
 proved to me to be the person whose name is subscribed to the above
 before me, a Notary Public, CURTIS P. HAYWARD, personally known or
 appeared



Tracy M. Robison
 NOTARY PUBLIC

that they executed the instrument.
 whose names are subscribed to the above instrument who acknowledged
 O'FLAHERTY, personally known or proved to me to be the persons
 before me, a Notary Public, JOHN T. O'FLAHERTY and BECKY
 on June 25, 1997, personally appeared

STATE OF Nevada
 COUNTY OF White Pine
)
) ss.
)



Nathan S. Moser
 NOTARY PUBLIC

acknowledged that he executed the instrument.
 person whose name is subscribed to the above instrument who
 R. MARTIN 1994 TRUST, personally known or proved to me to be the
 before me, a Notary Public, JERRY R. MARTIN, Trustee of the JERRY
 on June 25, 1997, personally appeared

STATE OF Nevada
 COUNTY OF Washoe
)
) ss.
)

COPY

THIS DOCUMENT IS A COPY OF THE ORIGINAL RECORDS OF THE COUNTY OF EUREKA, CALIFORNIA. IT IS NOT A SUBSTITUTE FOR THE ORIGINAL RECORDS.

167159

BOOK 308 PAGE 286
OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
Deputy Clerk
97 JUN 30 AM 9:48
EUREKA COUNTY, NEVADA
M.N. REBALEATI, RECORDER
FILE NO. [unclear] FEES 10.00

DECLARATION OF VALUE

Recording Date 6/30/97 Book 309 Page 286 Instrument 167159

Full Value of Property Interest Conveyed \$ 19,500.00
 Less Assumed Liens & Encumbrances -
 Taxable Value (MRS 375.01B, Section 2) \$ 19,500.00
 Real Property Transfer Tax Due \$ 25.35

If exempt, state reason, MRS 375.03B, Section 2 Explain:

INDIVIDUAL	ESCROW HOLDER
Under penalty of perjury, I hereby declare that the above statements are correct.	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	Signature of Declarant
Name (Please Print)	Name (Please Print)
Address	Address
City	City
State	State
Zip	Zip
	Escrow Number
	Firm Name
	Address
	City
	State
	Zip

MTC 6/22/93