

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made and entered into this 21<sup>ST</sup> day of October 1997, by and between Dean A. Rhoads and Sharon L. Rhoads, husband and wife, of Elko County, Nevada, First Parties, and Dean A. Rhoads and Sharon L. Rhoads, Trustees of the Dean and Sharon Rhoads Trust, created by instrument dated October 21<sup>ST</sup>, 1997, 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 grant, bargain, sell and convey unto the said Second Party, and to its successors and assigns, all that certain real property situate in the Counties of Elko, Eureka and Lander, State of Nevada, more particularly described as follows:

See Exhibit A attached hereto and made a part hereof.

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.

*[Signature]*  
Dean A. Rhoads

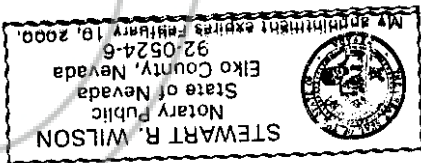
*[Signature]*  
Sharon L. Rhoads

WILSON AND BARROWS, LTD.  
ATTORNEYS AT LAW  
442 Court St.  
Elko, Nevada 89801  
BOOK 315 PAGE 444

On October 15, 1997, personally appeared before me, a Notary Public,  
Dean A. Rhoads, 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.

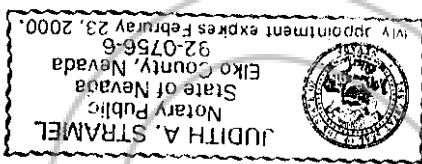
STATE OF NEVADA,  
)  
) ss.  
) COUNTY OF ELKO.

*[Signature]*  
NOTARY PUBLIC



On October 21, 1997, personally appeared before me, a Notary Public,  
Sharon L. Rhoads, 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.

*[Signature]*  
NOTARY PUBLIC

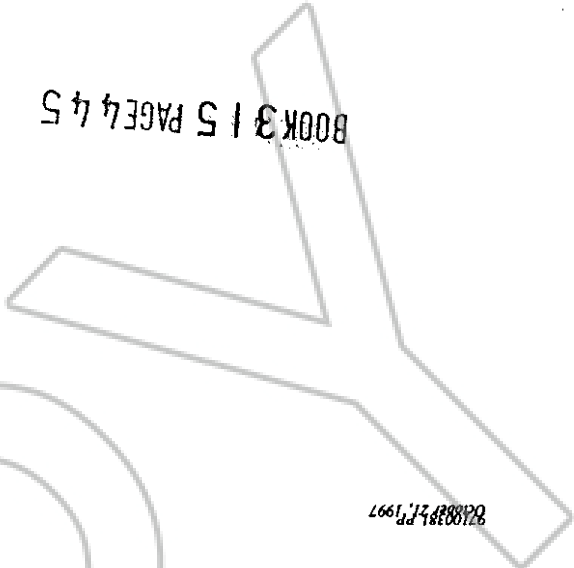


Assessor's Parcel Nos: See Exhibit A

Mailing Address for Grantee:

Dean and Sharon Rhoads Trust  
P. O. Box 8  
Tuscarora, NV 89834

8248887.PF, 1997



WILSON AND BARROWS, LTD.  
ATTORNEYS AT LAW  
442 Court St.  
ELKO, NEVADA 89801

EXHIBIT A

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

PARCEL 1:

TOWNSHIP 39 NORTH, RANGE 51 EAST, M.D.B.&M.

Section 24: E1/2;

Section 25: E1/2; E1/2 of NW1/4; SW1/4 of NW1/4; SW1/4;

Section 36: W1/2 of E1/2; E1/2 of W1/2; NW1/4 of NW1/4;

TOWNSHIP 39 NORTH, RANGE 52 EAST, M.D.B.&M.

Section 19: N1/2 of NE1/4; E1/2 of NW1/4;

Lots 1, 2, 3 and 4; NE1/4 of SW1/4;

Section 31: SE1/4 of NE1/4;

Section 32: SW1/4 of NW1/4;

PARCEL 2:

TOWNSHIP 39 NORTH, RANGE 51 EAST, M.D.B.&M.

Section 17: SE1/4 of SW1/4;

Section 18: SW1/4 of NE1/4; SE1/4 of NW1/4; Lots 2, 3 and 4;

NE1/4 of SW1/4; S1/2 of SE1/4;

Section 19: E1/2 of NE1/4; Lots 1, 2, 3 and 4;

SE1/4 of SW1/4; SW1/4 of SE1/4;

Section 20: SE1/4 of NE1/4; N1/2 of NE1/2; NW1/4;

Section 21: NW1/4 of NW1/4; S1/2 of N1/2; N1/2 of S1/2;

SE1/4 of SW1/4; S1/2 of SE1/4;

Section 22: S1/2;

Section 23: NE1/4; S1/2;

Section 24: W1/2;

Section 25: NW1/4 of NW1/4;

Section 26: The whole thereof;

Section 27: The whole thereof;

Section 28: N1/2; SE1/4 of SW1/4; SE1/4;

Section 29: SE1/4 of NE1/4; W1/2 of NE1/4; N1/2 of NW1/4;

Section 30: N1/2 of NE1/4; NE1/4 of NW1/4; Lot 1;

Section 31: Lot 4;

Section 33: SW1/4 of NW1/4;

Section 34: NE1/4; E1/2 of NW1/4; SW1/4; W1/2 of SE1/4;

Section 35: NE1/4 of SE1/4;

Section 36: N1/2 of NE1/4; SW1/4 of NE1/4; NW1/4 of NW1/4;

N1/2 of SW1/4; NW1/4 of SE1/4;

Section 1: Lots 1, 2 and 3: S1/2 NE1/4; SE1/4 NW1/4;  
 NE1/4 SW1/4; N1/2 SE1/4; SE1/4 SW1/4;  
 Section 2: Lots 3 and 4: SW1/4 NW1/4; NW1/4 SW1/4;  
 Section 3: E1/2 SW1/4; SW1/4 SE1/4; E1/2 SE1/4;  
 Section 4: Lots 2 and 3, Lot 4: W1/2 SE1/4; SE1/4 SW1/4;  
 Section 5: Lots 1, 2, 3 and 4: SE1/4 NE1/4; SW1/4 NW1/4;  
 N1/2 SE1/4; SW1/4 SE1/4; S1/2 SW1/4;  
 Section 7: Lots 3 and 4: NE1/4 SW1/4;

TOWNSHIP 38 NORTH, RANGE 51 EAST, M.D.B.&M.

Section 5: S1/2 NW1/4;  
 Section 6: Lots 3 and 4: SE1/4 NE1/4;  
 Section 7: Lot 4: NE1/4 NE1/4;

TOWNSHIP 38 NORTH, RANGE 50 EAST, M.D.B.&M.

Section 33: SE1/4 SE1/4;

TOWNSHIP 39 NORTH, RANGE 49 EAST, M.D.B.&M.

Section 3: Lot 4: SE1/4 NW1/4; NW1/4 SW1/4; SE1/4 SW1/4;  
 Section 9: E1/2 SE1/4;  
 Section 10: NW1/4 NE1/4; SE1/4 NE1/4; W1/2 NW1/4;  
 Section 11: E1/2 SW1/4; NW1/4 SW1/4; W1/2 SE1/4;  
 Section 13: W1/2 NW1/4; NE1/4 NE1/4; SE1/4 NW1/4;  
 SW1/4 NE1/4;  
 Section 14: NE1/4 NE1/4;  
 Section 16: E1/2 E1/2;  
 Section 21: E1/2 NE1/4;  
 Section 22: NW1/4 SW1/4; SE1/4 SW1/4;  
 Section 24: SE1/4 NW1/4; NW1/4 NE1/4; N1/2 SW1/4;

TOWNSHIP 38 NORTH, RANGE 49 EAST, M.D.B.&M.

PARCEL 3:

Section 10: Lot 4 (also called SE1/4 of SE1/4);  
 Section 15: Lots 1 and 2 (also called E1/2 of NE1/4);  
 Section 27: Lot 2 (also called SE1/4 of NE1/4);  
 SW1/4 of NE1/4; NW1/4 of SE1/4;

TOWNSHIP 39 NORTH, RANGE 50 EAST, M.D.B.&M.

Section 3: Lots 3 and 4: S1/2 of NW1/4;  
 Section 4: Lot 1: S1/2 of N1/2; N1/2 of SW1/4;

TOWNSHIP 38 NORTH, RANGE 51 EAST, M.D.B.&M.

TOWNSHIP 38 NORTH, RANGE 51 EAST, M.D.B.&M.

Section 8: NW1/4; W1/2 E1/2; N1/2 SW1/4; SE1/4 SW1/4;

Section 9: NE1/4 NE1/4; SE1/4 SW1/4; S1/2 SE1/4;

Section 10: NE1/4 SE1/4;

Section 10: NE1/4; E1/2 NW1/4; SW1/4 NW1/4; W1/2 SW1/4;

Section 11: NW1/4 NW1/4;

Section 12: E1/2; E1/2 W1/2;

Section 13: E1/2; E1/2 W1/2; W1/2 SW1/4;

Section 15: W1/2 NE1/4; E1/2 NW1/4; SW1/4; SW1/4 SE1/4;

Section 16: E1/2; E1/2 NW1/4; SW1/4 NW1/4; N1/2 SW1/4;

Section 17: SW1/4 SW1/4;

Section 17: SE1/4 NE1/4; E1/2 NW1/4; SW1/4 NW1/4;

Section 17: N1/2 SW1/4; SW1/4 SW1/4; S1/2 SE1/4;

Section 18: NE1/4 SE1/4;

Section 18: Lots 1 and 2; W1/2 SE1/4; NE1/4 NW1/4;

Section 19: W1/2 NE1/4; NE1/4 NW1/4; Lot 3; NE1/4 SW1/4;

Section 20: NE1/4; W1/2 NW1/4; SE1/4 NW1/4;

Section 21: NE1/4; W1/2 NW1/4; SE1/4 NW1/4; NE1/4 SW1/4;

Section 22: N1/2 SE1/4;

Section 22: W1/2 NE1/4; NW1/4; NW1/4 SE1/4;

Section 23: E1/2; E1/2 NW1/4; N1/2 SW1/4;

Section 24: ALL

TOWNSHIP 39 NORTH, RANGE 51 EAST, M.D.B.&M.

Section 33: SE1/4 SE1/4;

TOWNSHIP 38 NORTH, RANGE 52 EAST, M.D.B.&M.

Section 4: N1/2 NW1/4 (Lots 3 and 4)

TOWNSHIP 39 NORTH, RANGE 52 EAST, M.D.B.&M.

Section 28: SE1/4 NW1/4; W1/2 NW1/4; NE1/4 SW1/4; SE1/4;

Section 29: NW1/4; E1/2 SW1/4;

Section 31: NE1/4 NE1/4;

Section 32: N1/2 N1/2; SE1/4 NW1/4; SE1/4 NE1/4; N1/2 SE1/4;

Section 33: SW1/4;

TOWNSHIP 41 NORTH, RANGE 52 EAST, M.D.B.&M.

Section 24: W1/2 SW1/4;

All right, title and interest acquired by Deed dated March 30, 1954 from W.W. Whitaker and Jessie B. Whitaker, also known as Jessie Whitaker, Husband and Wife, recorded in Book 67, Page 483, Deed Records, Elko County, Nevada, in and to the following described lands situate in the County of Elko, State of Nevada, to wit:

TOWNSHIP 38 NORTH, RANGE 51 EAST, M.D.B.&M.

Section 19: SE1/4 SE1/4

TOWNSHIP 44 NORTH, RANGE 56 EAST, M.D.B.&M.

Section 12: NW1/4 NW1/4

Section 36: Lot 3;

TOWNSHIP 44 NORTH, RANGE 57 EAST, M.D.B.&M.

Section 7: Lots 1 and 2;

Section 19: Lot 1;

PARCEL 4:

TOWNSHIP 37 NORTH, RANGE 49 EAST, M.D.B.&M.

Section 1: Lots 1, 2, 3 and 4;

Section 2: Lots 1, 2 and 3;

Section 3: SE1/4 of SE1/4;

Section 11: N1/2 of N1/2;

Section 12: NW1/4 of NW1/4;

TOWNSHIP 37 NORTH, RANGE 50 EAST, M.D.B.&M.

Section 3: Lots 2 and 4; SW1/4 of NE1/4; S1/2 of NW1/4;

Section 4: ALL

Section 5: Lots 1, 2, 3 and 4;

Section 6: Lots 1, 3 and 4;

Section 9: NW1/4;

TOWNSHIP 37 NORTH, RANGE 51 EAST, M.D.B.&M.

Section 4: Lot 2;

Section 5: Lots 3 and 4; S1/2 of SW1/4;

Section 6: Lots 1 and 2; Lot 5; SW1/4 of NE1/4;

Section 8: SE1/4 of NW1/4; SE1/4;

Section 8: NW1/4 of NW1/4; SE1/4 of NW1/4;

TOWNSHIP 38 NORTH, RANGE 49 EAST, M.D.B.&M.

Section 35: SE1/4 of SW1/4; S1/2 of SE1/4;

Section 36: S1/2 of S1/2;

Parcel 1 as shown on that certain Parcel Map for WILLIS PAKER, et al filed in the office of the County Recorder of Elko County, State of Nevada, on April 7, 1989, as file No. 273280, being a portion of E1/2 of Section 10, TOWNSHIP 37 NORTH, RANGE 49 EAST, M.D.B.&M.

PARCEL 6:

Section 34: NE1/4 SW1/4

TOWNSHIP 41 NORTH, RANGE 50 EAST, M.D.B.&M.

Section 10: Lot 4

TOWNSHIP 40 NORTH, RANGE 50 EAST, M.D.B.&M.

PARCEL 5:

Section 1: SE1/4 of SW1/4; SW1/4 of SE1/4;

Section 33: NW1/4 of SW1/4; S1/2 of S1/2;

Section 32: W1/2 of S1/2; SE1/4 of SW1/4; SE1/4 of NE1/4;

Section 31: NW1/4 of SW1/4; SE1/4 of NW1/4; SW1/4 of NE1/4;

Section 30: Lots 1, 2, 3 and 4; E1/2 of NW1/4;

Section 28: E1/2 of SE1/4; S1/2 of SE1/4;

Section 27: Lots 2, 3, and 4; W1/2 of SE1/4; E1/2 of SW1/4;

Section 27: Lots 2, 3, and 4; W1/2 of SE1/4; E1/2 of SW1/4;

Section 28: E1/2 of SE1/4; SW1/4 of SE1/4;

Section 34: ALL

Section 33: ALL

Section 32: S1/2 of S1/2;

Section 31: S1/2 of S1/2;

TOWNSHIP 38 NORTH, RANGE 50 EAST, M.D.B.&M.

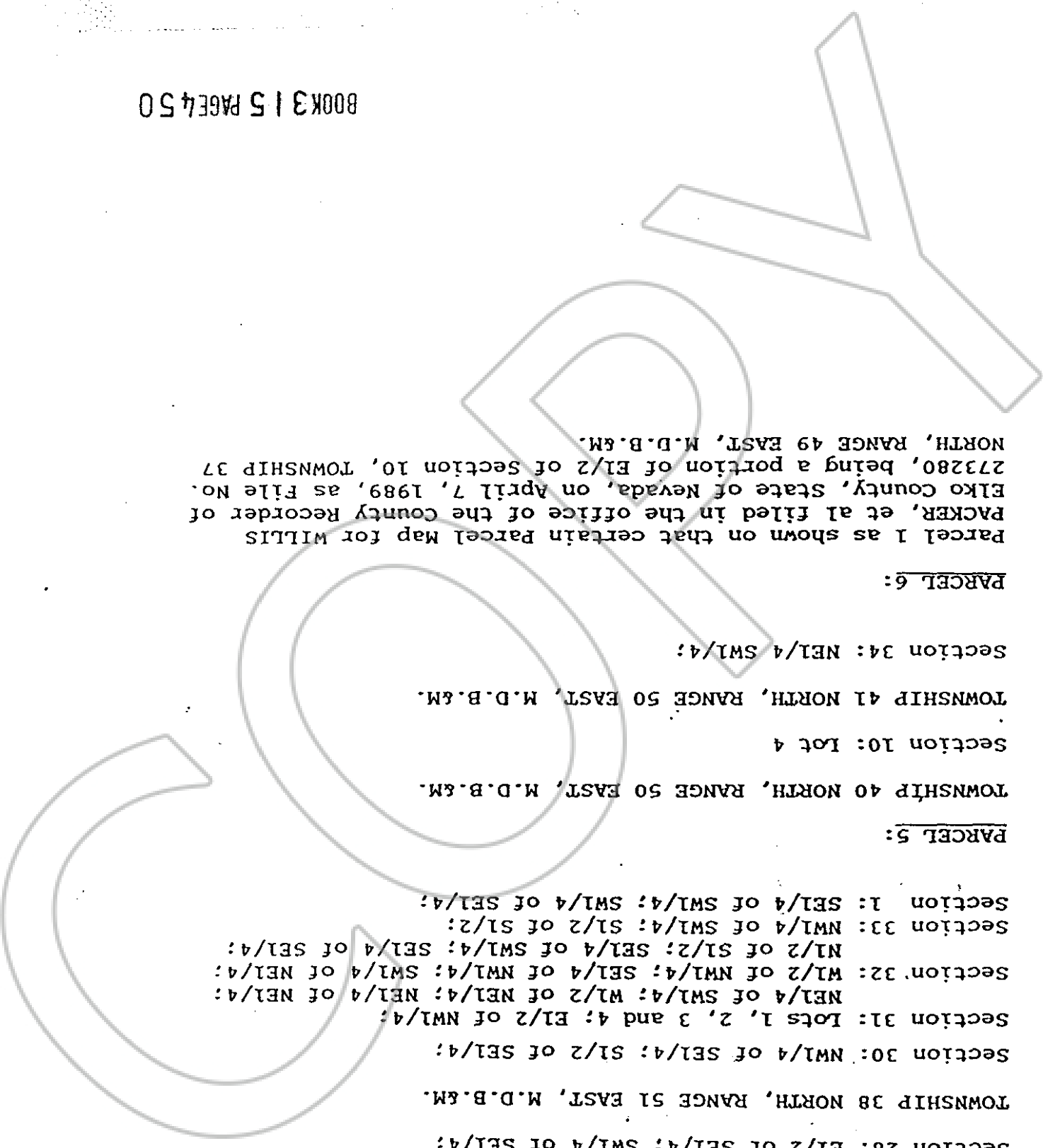


EXHIBIT A (cont.)

PARCEL 7:

TOWNSHIP 40 NORTH, RANGE 51 EAST, M.D.B. & M.

- Section 18: E $\frac{1}{2}$ ; SE $\frac{1}{2}$ NW $\frac{1}{4}$ ; Lots 3 and 4; E $\frac{1}{2}$ SW $\frac{1}{4}$
- Section 19: E $\frac{1}{2}$ ; E $\frac{1}{2}$ NW $\frac{1}{4}$ ; Lots 1 and 2; NE $\frac{1}{2}$ SW $\frac{1}{4}$
- Section 20: W $\frac{1}{2}$ SW $\frac{1}{4}$

EXCEPTING FROM those portions of Sections 18, 19 and 20 above described, all coal and other minerals in the land, together with the right to prospect for and remove the same, as reserved by THE UNITED STATES OF AMERICA in Book 8, Page 62, Patent Records, Elko County, Nevada.

- Section 24: NW $\frac{1}{2}$ SE $\frac{1}{2}$ ; SE $\frac{1}{2}$ SE $\frac{1}{2}$
- Section 25: E $\frac{1}{2}$ ; SW $\frac{1}{2}$ NW $\frac{1}{4}$ ; NW $\frac{1}{2}$ SW $\frac{1}{4}$
- Section 26: N $\frac{1}{2}$ SE $\frac{1}{2}$ ; NE $\frac{1}{2}$ SW $\frac{1}{4}$ ; SE $\frac{1}{2}$ NW $\frac{1}{4}$ ; S $\frac{1}{2}$ NE $\frac{1}{2}$
- Section 29: NW $\frac{1}{2}$ NW $\frac{1}{4}$ ; S $\frac{1}{2}$ NW $\frac{1}{4}$ ; S $\frac{1}{2}$ NE $\frac{1}{2}$ ; NE $\frac{1}{2}$ NW $\frac{1}{4}$ ; S $\frac{1}{2}$
- Section 30: N $\frac{1}{2}$ NE $\frac{1}{2}$ ; SE $\frac{1}{2}$ ; SE $\frac{1}{2}$ NE $\frac{1}{2}$

EXCEPTING FROM that portion of Section 29 above described and N $\frac{1}{2}$ NE $\frac{1}{2}$ ; E $\frac{1}{2}$ SE $\frac{1}{2}$  and SW $\frac{1}{2}$ SE $\frac{1}{2}$  of Section 30, all coal and other minerals in the land together with the right to prospect for and remove the same as reserved by THE UNITED STATES OF AMERICA in patents recorded June 8, 1926, in Book 8, Page 62, and recorded May 16, 1928, in Book 8, Page 128, Patent Records, Elko County, Nevada

- Section 36: NE $\frac{1}{4}$

TOWNSHIP 40 NORTH, RANGE 52 EAST, M.D.B. & M.

- Section 30: Lots 2, 3 and 4 (SW $\frac{1}{2}$ NW $\frac{1}{4}$  and W $\frac{1}{2}$ SW $\frac{1}{4}$ ); E $\frac{1}{2}$ SW $\frac{1}{4}$ ; SW $\frac{1}{4}$ SE $\frac{1}{2}$
- Section 31: NE $\frac{1}{2}$ NW $\frac{1}{4}$ ; NW $\frac{1}{2}$ NE $\frac{1}{2}$

TOWNSHIP 39 NORTH, RANGE 52 EAST, M.D.B. & M.

- Section 9: E $\frac{1}{2}$ NE $\frac{1}{2}$ ; NW $\frac{1}{2}$ SE $\frac{1}{2}$ ; SE $\frac{1}{2}$ SE $\frac{1}{2}$
- Section 10: NW $\frac{1}{2}$ NE $\frac{1}{2}$ ; W $\frac{1}{2}$
- Section 14: W $\frac{1}{2}$ SW $\frac{1}{4}$



Section 15:  $\frac{1}{2}$ W $\frac{1}{2}$ ;  $\frac{1}{2}$ N $\frac{1}{2}$ ;  $\frac{1}{2}$ SW $\frac{1}{4}$ ; SE $\frac{1}{2}$ N $\frac{1}{2}$ ; SE $\frac{1}{2}$ SW $\frac{1}{4}$ ; E $\frac{1}{2}$ E $\frac{1}{2}$   
Section 16: E $\frac{1}{2}$ E $\frac{1}{2}$   
Section 22: NW $\frac{1}{4}$ NW $\frac{1}{4}$

EXCEPTING FROM the SE $\frac{1}{2}$ SE $\frac{1}{4}$  of Section 9, W $\frac{1}{2}$ SW $\frac{1}{4}$  of Section 15, Section 16 and Section 22 above described, all uranium, thorium or any other material which is or may be determined to be peculiarly essential to the production of fissionable materials, whether or not of commercial value, as reserved by THE UNITED STATES OF AMERICA in patent recorded July 23, 1951, in Book 9, Page 28A, Patent Records, Elko County, Nevada.

TOWNSHIP 39 NORTH, RANGE 52 EAST, M.D.B. & M.

PARCEL 8:

Section 15: NW $\frac{1}{2}$ SE $\frac{1}{4}$ ; SE $\frac{1}{2}$ SW $\frac{1}{4}$ ; SW $\frac{1}{2}$ SE $\frac{1}{4}$ ;

PARCEL 9:

All of the following described real property located in Eureka and Lander Counties, State of Nevada:

TOWNSHIP 35 NORTH, RANGE 48 EAST, MDB&M

Section 3: All  
Section 5: All  
Section 7: All  
Section 9: All  
Section 11: All  
Section 15: All  
Section 17: All

TOWNSHIP 35 NORTH, RANGE 49 EAST, MDB&M

Section 8: NE $\frac{1}{4}$ ; SW $\frac{1}{4}$ ; NW $\frac{1}{4}$   
Section 18: NE $\frac{1}{4}$

TOWNSHIP 36 NORTH, RANGE 48 EAST, MDB&M

Section 13: S $\frac{1}{2}$   
Section 15: S $\frac{1}{2}$   
Section 17: S $\frac{1}{2}$

Section 19: All  
Section 21: All  
Section 23: All

TOWNSHIP 36 NORTH, RANGE 48 EAST, MDB&M

Section 25: N½;SW¼  
Section 27: All  
Section 29: All  
Section 31: All  
Section 33: All  
Section 35: N½;SW¼

TOWNSHIP 36 NORTH, RANGE 49 EAST, MDB&M

Section 21: W½  
Section 22: SW¼  
Section 28: NE¼  
Section 29: W½  
Section 31: Lots 1, 6, 7, 8; W½E½; SW¼

PARCEL 10:

The northeasterly 10 feet of Lot 25, all of Lots 26 and 27 in Block 4, SMITH'S ADDITION to the City of Elko, County of Elko, State of Nevada, as shown on the map filed in the Office of the County Recorder of Elko County, Nevada, on November 5, 1927.

The following paragraphs apply to all of the above parcels:

**TOGETHER WITH** any 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, dams, ditches, canals, pipe lines, reservoirs, and all other means for the diversion or use of waters appurtenant to said 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.

**TOGETHER WITH** all Federal grazing privileges and permits.

**TOGETHER WITH** all mineral rights of every name and nature, existing upon, beneath and within the above described real property, and all of Trustor's right, title and interest in outstanding leases of mineral rights.

**TOGETHER WITH** all livestock, hay, equipment and other personal property owned by Trustor or in which the Trustor has any right, title or interest including all livestock branded with the Cross E (E) Brand and/or the Club (C) Brand.

**Elko County:**

Assessor's Parcel Numbers:

04-870-04, 04-860-01, 04-850-02,  
04-740-02, 04-750-03, 04-730-02,  
04-760-05, 04-770-03, 04-630-04,  
04-620-01, 04-610-01, 05-110-02,  
portions of: 05-120-10, 05-120-11,  
05-140-07, 06-041-08, 06-041-02,  
06-063-12, 06-063-08, 04-610-04-4,  
06-410-02-1, 06-630-08-1

**Eureka County:**

Assessor's Parcel Numbers:

004-050-03, 004-050-01, 004-050-07,  
004-050-09, 004-050-13, 004-050-11,  
004-070-10, 004-070-08, 004-070-15,  
04-010-04, 04-010-03, 04-010-01, 04-010-06,  
04-010-08, 04-010-14, 04-010-12, 04-010-10,  
04-010-17, 04-010-19, 04-020-05, 04-020-07,  
04-010-13, 04-020-10, 04-020-17

**Lander County:**

Assessor's Parcel Numbers:

08-060-16, 08-030-04, 08-030-19

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OFFICIAL RECORDS

RECORDED AT THE REQUEST OF

*William and Barbara, Ltd*

97 NOV 19 AM 11:54

EUREKA COUNTY NEVADA

MIN. ABSTRACT, RECORDER

FILE NO. FEES 17.00

168968

BOOK 315 PAGE 454

02982713.1997

DECLARATION OF VALUE

Recording Date 11/19/97 Book 315 Page 444 Instrument # 168968

Full Value of Property Interest Conveyed \$ \_\_\_\_\_

Less Assumed Liens & Encumbrances - \_\_\_\_\_

Taxable Value (NRS 375.010, Section 4) \$ \_\_\_\_\_

Real Property Transfer Tax Due \$ \_\_\_\_\_

If exempt, state reason. NRS 375.090, Section 4

*Transfer to Trust #8*

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]*

Signature of Declarant

Wilson and Barrows, Ltd.  
442 Court Street  
Eiko, NU 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 \_\_\_\_\_