

169548

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made and entered into this 8th day of January,

1998, by and between Virginia K. Anderson, a married woman, of Eureka, Nevada,

First Party, and Andrew H. L. Anderson, a married man, of Eureka, Nevada, 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 her 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, as his sole and separate property, and to his heirs

and assigns, all that certain real property situate in the County of Eureka, State of

Nevada, more particularly described as follows, to-wit:

Township 23 North, Range 54 East, MDB&M

Section 15: NW 1/4 SE 1/4

Section 22: E 1/2 SW 1/4

Section 27: E 1/2 NW 1/4; W 1/2 NE 1/4; NE 1/4 SW 1/4; N 1/2 SE 1/4;

SE 1/4 NE 1/4

TOGETHER WITH all improvements situate thereon.

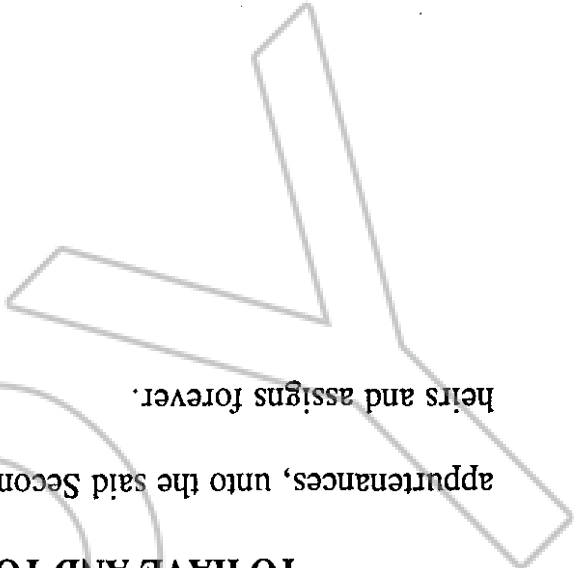
WILSON AND BARROWS, LTD.
ATTORNEYS AT LAW
442 Court St.
ELKO, NEVADA 89801

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97212366

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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 coal, oil, gas, hydrocarbons, geothermal products, and minerals, whether hydrocarbon or not, or metallic or not, of every name and nature whatsoever, whether common or unique, and whether now known or unknown, existing upon the surface of, as a part of the surfact of, beneath the surface of, and within all of the above described properties or appurtenant to or associated therewith.

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

TOGETHER WITH all range and range right permits, including all so-called Taylor Grazing Privileges, now used, held or enjoyed, or in any manner appurtenant to the above described real property, or to any part thereof.

TO HAVE AND TO HOLD the said premises, together with the appurtenances, unto the said Second Party, as his sole and separate property, and to his heirs and assigns forever.

IN WITNESS WHEREOF, the said First Party has hereunto set her

hand as of the day and year first hereinabove written.

Virginia K. Anderson

Virginia K. Anderson

STATE OF MONTANA,
COUNTY OF *Butte*
)
) SS.
)

On January 8th, 1998, personally appeared before me, a Notary Public,
Virginia K. Anderson, 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.

Mailing Address for Grantee:
Andrew H. L. Anderson
387 TMC Road
Emigrant, MT 59027

Andrew H. L. Anderson

NOTARY PUBLIC for the State of Montana
My Commission Expires 7-14-2000
Assessor's Parcel # 7-070-02 and 7-070-05

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OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
Andrew H. L. Anderson
98 JAN 12 AM 9:49
FURNERA COUNTY NEVADA
M.N. REBALVALI, RECORDER
FILE NO. 169548
FEES 9.00

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ELKO, NEVADA 89801

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3881296, 1998

DECLARATION OF VALUE

Recording Date 1/22/98 Book 317 Page 019 Instrument # 169348

Full Value of Property Interest Conveyed

\$ _____

Less Assumed Liens & Encumbrances

Taxable Value (NRS 375.010, Section 2)

\$ _____

Real Property Transfer Tax Due

\$ 0

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

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

INDIVIDUAL

Signature of Declarant

Name (Please Print)

Address

City State Zip

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.

ESCROW HOLDER

Signature of Declarant

Pamela J. Aguirre

Name (Please Print)

Escrow Number

97212306

Stewart Title of Northeastern Nevada

Firm Name

810 IDAHO STREET

Address

City

State

Elko, Nevada 89801 Zip

APN#: 7-070-02 + 07-070-05