

169549

GRANT, BARGAIN AND SALE DEED

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

1998, by and between Andrew H. L. Anderson, a married man, of Eureka, Nevada,
L.
First Party, and Joseph L. Rand and Ellen M. Rand, Trustees of the Joseph Rand and
Ellen M. Rand Revocable Living Trust dated May 9, 1996, Second Parties.

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 Parties, and other good and valuable consideration, receipt whereof is hereby acknowledged, does by these presents grant, bargain, sell and convey unto the said Second Parties, with the right of survivorship, and to their successors and assigns, and to the successors and assigns of the survivor, 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

Kim

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

ELKO, NEVADA 89801

BOOKS 17 PAGE 22

97212366

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 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 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 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.

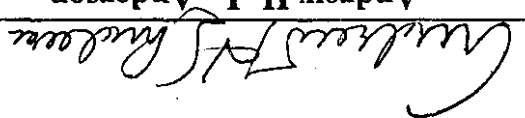
TO HAVE AND TO HOLD the said premises, together with the appurtenances, unto the said Second Parties, with right of survivorship, and to their successors and assigns of survivor forever.

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

BOOK 3 | 7 PAGE 023

IN WITNESS WHEREOF, the said First Party has hereunto set his hand

as of the day and year first hereinabove written.



Andrew H. L. Anderson

COPY

WILSON AND BARON, LLP
ATTORNEYS AT LAW
442 COURT ST.
ELKO, NEVADA 89801

STATE OF MONTANA,
COUNTY OF Park

)
) SS:
)

On January 8th, 1998, personally appeared before me, a Notary Public, Andrew H. L. Anderson, 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.

NOTARY PUBLIC for the State of Montana
Residing at Livingston, Montana
My Commission Expires August 30, 1998

Mailing Address for Grantee:

Joseph L. Rand, Trustee
Ellen M. Rand, Trustee
Joseph Rand and Ellen M. Rand Revocable Living Trust
HC 62, Box 140
Eureka, NV 89316

Assessor's Parcel #7-070-02 and
7-070-05

98010236/1998

NOTARY PUBLIC

Richard D. Anderson

BOOK 317 PAGE 022

OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
Andrew H. L. Anderson

98 JAN 12 AM 9: 51

EUREKA COUNTY NEVADA
M.I. REBALEATI, RECORDER
FILE NO. FEES 10.00

169549

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

8 17 00 25

DECLARATION OF VALUE

Recording Date 11/21/98

Book 317

Page 022

Instrument # 169549

Full Value of Property Interest Conveyed

\$ 236,000.00

Less Assumed Liens & Encumbrances

\$ 236,000.00

Taxable Value (NRS 375.010, Section 2)

Real Property Transfer Tax Due

\$ 306.80

If exempt, state reason. NRS 375.090, Section 2 Explain: _____

APN#: 7-070-02 and 7-070-05

<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 <i>[Signature]</i></p> <p>Name (Please Print) <u>Pamela J. Aguirre</u></p> <p>Escrow Number <u>93212366</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>
---	---