

**GRANT, BARGAIN AND SALE DEED**

FOR THE CONSIDERATION OF TEN DOLLARS (\$10.00) and other valuable consideration, the receipt of which is acknowledged, JAMES F. CULBERSON and STACEY LEE CULBERSON, as joint tenants with right of survivorship, hereinafter referred to as "Grantors," do hereby grant, bargain and sell to KEVIN JACKSON and SYLVIA L. JACKSON as joint tenants with right of survivorship, hereinafter referred to as "Grantees," and to their heirs, assigns, executors, and administrators all that property and premises located in the County of Eureka, State of Nevada, described as follows:

Lots 13 and 14, Block 22, of CRESCENT VALLEY RANCH AND FARMS, INC., Unit No. 1, according to the official map thereof, filed in the office of the County Recorder of Eureka County on April 6, 1959, as File No. 34081. EXCEPTING THEREFROM all petroleum, oil, natural gas and products derived therefrom lying in and under said land as reserved by SOUTHERN PACIFIC LAND COMPANY, in deed recorded September 24, 1951, in Book 24, Page 168, Deed Records, Eureka County, Nevada.

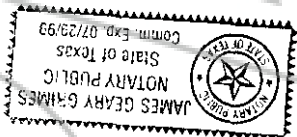
TO HAVE AND TO HOLD the above-described premises to the Grantees, as joint tenants with right of survivorship, and to their heirs, executors, administrators and assigns forever.

IN WITNESS WHEREOF, the Grantors have signed this Deed this 14<sup>th</sup> day of May, 1998.

James F. Culberson  
JAMES F. CULBERSON

STATE OF Texas  
( )  
( ) ss. James F. Culberson  
COUNTY OF Tarrant

SIGNED and SWORN to before me on the 14<sup>th</sup> day of May, 1998, by  
JAMES F. CULBERSON.



GOICOECHA & DI GRAZIA, LTD.  
ATTORNEYS AT LAW  
530 IDAHO STREET - P. O. BOX 1358  
ELKO, NEVADA 89801  
(702) 738-8091

James F. Culberson  
NOTARY PUBLIC

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170143

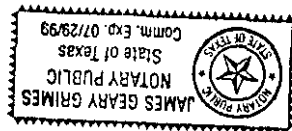
EUREKA COUNTY NEVADA  
M.N. REBALCATE, RECORDER  
FILE NO. FEES \$8.00

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OFFICIAL RECORDS  
RECORDED AT THE REQUEST OF  
*Wendy Jackson*  
98 MAY 27 AM 11:55

Assessor's Parcel No. 002-038-001

P.O. Box 211053  
Crescent Valley, NV 89821

Grantee's Address:



NOTARY PUBLIC

*[Signature]*

STACEY LEE CULBERSON.

SIGNED and SWORN to before me on the 14<sup>th</sup> day of May, 1998, by

STATE OF Texas  
)  
SS. County of Tarrant

STACEY LEE CULBERSON

*Stacey Lee Culberson*  
STACEY LEE CULBERSON

DECLARATION OF VALUE  
*Carson*  
 CARSON COUNTY, NEVADA

Recording Date 5/27/98 Book 319 Page 214 Instrument # 170143

Full Value of Property Interest Conveyed \_\_\_\_\_ \$  
 Less Assumed Liens & Encumbrances \_\_\_\_\_ --  
 Taxable Value (NRS 375.010, Section 4) \_\_\_\_\_ \$ 10,000  
 Real Property Transfer Tax Due \_\_\_\_\_ \$ 13.00

If exempt, state reason. NRS 375.090, Section 3. Explain: \_\_\_\_\_

Escrow Holder only: Check if Real Property Transfer Tax is to be deferred under NRS 375.030, Section 3.

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

Signature of Declarant *Rev. L. Jackson*  
 Name (Please Print) \_\_\_\_\_  
 Address \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Signature of Declarant \_\_\_\_\_  
 Name (Please Print) \_\_\_\_\_  
 Escrow Number \_\_\_\_\_  
 Firm Name \_\_\_\_\_  
 Address \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
 Address \_\_\_\_\_  
 Firm Name \_\_\_\_\_  
 Address \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

• Tax paid for the above transfer per NRS 375.030 Sec. 3 on 5/27/98