

D E E D

THIS INDENTURE, made this 4th day of September, 1998, by and between CHEYENNE LAND & LIVESTOCK COMPANY, INC., a Nevada corporation, party of the first part, and MARK GRASSO and ANTHONY GRASSO, parties of the second part;

W I T N E S S E T H:

That the party of the first part, for good and valuable

consideration, to it in hand paid by the parties of the second part, the receipt whereof is hereby acknowledged, does by these presents grant, bargain and sell unto the parties of the second part, as

tenants in common, in equal shares, and to their respective heirs, executors, administrators and assigns, forever, all that certain property situate in the County of Eureka, State of Nevada, more

particularly described as follows:

Lot 2 as shown on that certain Parcel Map for MARK W. GRASSO filed in the Office of the County Recorder of Eureka County, State of Nevada, on November 21, 1983, as File No. 90998, being a portion of Lot 3, Parcel "A" of Large Division Map of the E $\frac{1}{2}$ Section 17, Township 20 North, Range 53 East, MDB&M.

TOGETHER with any and all buildings and improvements situate thereon.

TOGETHER with any and all gas, oil and mineral rights on said property heretofore owned by the first party. SUBJECT to all exceptions, reservations, restrictions, restrictive covenants, assessments, easements, rights and rights of way of record.

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ROSS P. EARDLEY
ATTORNEY AT LAW
469 IDAHO STREET
ELKO, NEVADA 89801

Telephone (702) 738-4046 - Fax (702) 738-6286

BOOK 321 PAGE 91

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TOGETHER with the tenements, hereditaments and appur-
tenances thereunto belonging or appertaining, and the
reversion and reversions, remainder and remainders,
rents, issues and profits thereof.

TO HAVE AND TO HOLD said premises, together with the appur-
tenances, unto the parties of the second part, as tenants in common,
in equal shares, and to their respective heirs, executors, adminis-
trators and assigns, forever.

This Deed is intended to be and is an absolute conveyance of
the title to said premises to the second parties named herein and is
not intended as a mortgage, trust conveyance or security of any kind;
that it is the intention of said corporation as grantor in this Deed
and by this Deed said corporation does convey to the second parties
herein all of its right, title and interest absolutely in and to said
premises; that possession of said premises has been surrendered to
the second parties.

This Deed is not given as a preference against any other
creditors of the first party, and there is no other person or per-
sons, firms or corporations, other than the second parties herein
named interested, either directly or indirectly, in said premises;
that there are no other creditors whose rights would be prejudiced by
such conveyance, and that first party is not obligated upon any bond
or other mortgage whereby any lien has been created or exists against
the premises described in this Deed.

That in the execution and delivery of this Deed, said corpora-
tion is not acting under any misapprehension as to the effects
thereof, and acts freely and voluntarily, and is not acting under
coercion or duress; that the consideration for this Deed is the full

satisfaction of all debts, obligations, costs and charges secured by that certain Deed of Trust heretofore existing on said property,

executed by Cheyenne Land & Livestock Company, Inc., a Nevada corporation, as Grantor, to Stewart Title of Northeastern Nevada, a Nevada corporation, Trustee, and in favor of Mark Grasso and Anthony Grasso as Beneficiaries, which Deed of Trust is dated July 11, 1996, and was recorded in the Office of the Eureka County Recorder, Eureka, Nevada, on July 11, 1996, in Book 297, Official Records, Page 521, File No. 163397; that in making this Deed said corporation, and its officers, believe that the aforesaid consideration therefor represents the fair market value of the property so deeded.

First party declares that this conveyance is freely and fairly made, and that there are no agreements, oral or written, other than this Deed between first party and second party with respect to said property.

IN WITNESS WHEREOF, the party of the first part has hereunto set its hand the day and year first above written.

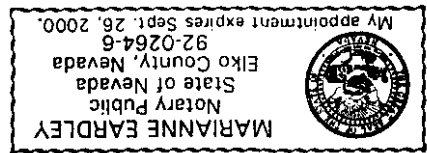
CHEYENNE LAND & LIVESTOCK COMPANY,
INC., a Nevada corporation

By

JOHN A. GOURLEY, President

STATE OF NEVADA)
: SS.
(COUNTY OF ELKO)

This instrument was acknowledged before me on September 4,
1998, by JOHN A. GOURLEY, as President of CHEYENNE LAND & LIVESTOCK
COMPANY, INC., a Nevada corporation.



Grantees' Address:
85 Vista Grande
Benicia CA 94510
APN 7-396-12

Marianne Eardley
NOTARY PUBLIC

BOOK 381
PAGE 91
RECORDED AT THE REQUEST OF
Marianne Eardley
98 SEP 10 PM 3:58
EUREKA COUNTY NEVADA
M.M. REBALCATTI, RECORDER
FILE NO.
FEES 10.00

170594

BOOK 821 PAGE 94

DECLARATION OF VALUE

Recording Date

9-10-98

Book 321

Page 91

Instrument #

178594

- Full Value of Property Interest Conveyed

Less Assumed Liens & Encumbrances

Taxable Value (NRS 375.010, Section 2)

Real Property Transfer Tax Due

If exempt, state reason. NRS 375.090, Section

APN#:

INDIVIDUAL

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

Signature of Declarant

EARL RASMUSSEN

Name (Please Print)

P.O. BOX 112

Address

EUREKA, NV. 89316

State

City

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

State

Zip

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