

WHEN RECORDED MAIL TO:
GRANTEE
568 Morse Lane
Elko, NV 89801

170856

D E E D

THIS INDENTURE, made this 23rd day of September, 1998, by and between RUBY HILL RANCH, LLC, a Nevada Limited Liability Company, party of the first part, and SEAN PECK, a married man as his sole and separate property, party 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 party of the second part, the receipt whereof is hereby acknowledged, does by these presents grant, bargain and sell unto the party of the second part, and to his 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 3, as shown on that certain Parcel Map for RUBY HILL RANCH, LLC, filed in the office of the County Recorder of Eureka County, State of Nevada, on December 19, 1997, as File No. 169298, being a portion of Lot 4, Section 21, Township 20 North, Range 53 East, MDB&M. *ga*

EXCEPTING THEREFROM all the oil and gas lying in and under said land as reserved by the United States of America in Patent recorded September 21, 1964, in Book 5, Page 582, File No. 40307, Official Records of Eureka County, Nevada.

FURTHER EXCEPTING THEREFROM 1/2 (one-half) mineral rights, oil or gas owned by EDWIN C. BISHOP and LETA B. BISHOP lying in and under said land as reserved by EDWIN C. BISHOP and LETA B. BISHOP in Deed recorded August 23, 1978, in Book 65, Page 317, Official Records of Eureka County, Nevada.

-1-

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

TELEPHONE (702) 738-4046 - FAX (702) 738-6286

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RECEIVED

FURTHER EXCEPTING THEREFROM an undivided twenty-five (25%) in and to all minerals of every kind, nature and description lying in and under said land as conveyed to IVAN L. SMART by Deed recorded May 2, 1994, in Book 268, Page 463, and re-recorded May 5, 1994, in Book 269, Page 12, Official Records, Eureka County, Nevada.

TOGETHER with any and all buildings and improvements situate thereon.


TOGETHER with the tenements, hereditaments and appurtenances 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 appurtenances, unto the party of the second part, and to his heirs, executors, administrators and assigns, forever.

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

RUBY HILL RANCH, LLC, a Nevada
Limited Liability Company

By


WILLIAM A. CRANE, Member

By


JOHN GOURLEY, Member

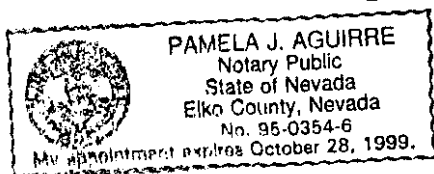
STATE OF Michigan)
COUNTY OF Saginaw) : SS.

This instrument was acknowledged before me on 9-23-98,
1998, by WILLIAM A. CRANE, as a Member of RUBY HILL RANCH, LLC, a
Nevada Limited Liability Company.

Janis C. Devers
NOTARY PUBLIC Janis C. Devers
Bay County Acting in Saginaw County
Michigan
my commission expires: 11-13-99

STATE OF NEVADA)
COUNTY OF ELKO) : SS.

This instrument was acknowledged before me on October 9, 1998,
1998, by JOHN GOURLEY, as a Member of RUBY HILL RANCH, LLC, a Nevada
Limited Liability Company.



[Signature]
NOTARY PUBLIC

Grantees' Address:

APN 7-370-40

BOOK 322 PAGE 75
OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
Stewart Title
98 OCT 20 PM 2:26
EUREKA COUNTY NEVADA
M.N. REBALEATI, RECORDER
FILE NO. FEES 9.00

170856

DECLARATION OF VALUE

Recording Date 10-20-98 Book 322 Page 75 Instrument # 170856Full Value of Property Interest Conveyed \$ 30,000.00

Less Assumed Liens & Encumbrances - _____

Taxable Value (NRS 375.010, Section 2) \$ 30,000.00Real Property Transfer Tax Due \$ 39.00

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

APN#: 7370-40

INDIVIDUAL

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

Signature of Declarant_____
Name (Please Print)_____
Address_____
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_____
Pamela J. Aguirre
Name (Please Print)_____
Escrow Number_____
Stewart Title of Northeastern Nevada
Firm Name_____
810 IDAHO STREET
Address_____
Elko, Nevada 89801
City State Zip