

Grant, Bargain and Sale Deed

This Indenture, made and entered into this 5th day of March, 1998, by and between LINDA EKSTROM STANLEY as Chapter 7 Trustee of the Estate of DANIEL H. RUSSELL, aka DAN RUSSELL, dba RUSSELL RANCHES, a debtor, Case No. 93-25103-B-7, and as Chapter 7 Trustee of the Estate of ROBERTA A. RUSSELL, aka ROBERTA HICKS, aka ROBERTA A. HICKS, aka ROBERTA ALAMEDA HICKS, a debtor, Case No. 93-27892-B-7, of Sacramento, California, party of the first part; and FIRST AMERICAN TITLE COMPANY OF NEVADA, a Nevada corporation, whose address is 331 7th Street, Elko, Nevada 89801, party of the second part;

Witnesseth:

That the said first party, having been authorized by order, issued by the United States Bankruptcy Court for the Eastern District of California on the 4th day of February, 1999, to sell the property hereinafter described, now therefore and in consideration of the sum of THREE THOUSAND DOLLARS (\$3,000.00), lawful money of the United States of America, and other good and valuable consideration to it in hand paid by the said second party, receipt whereof is hereby acknowledged, does by these presents grant, bargain, sell, and convey unto the said second party, and to its heirs and assigns, forever, all that certain real property situate in the County of Eureka, State of Nevada, and more particularly described as follows, to-wit:

Northwest Quarter of the Northwest Quarter of Section 29,
Township 19 North, Range 49 East, MDB&M.

SUBJECT TO any and all exceptions, reservations, restrictions,
restrictive covenants, assessments, easements, rights and rights of
way of record.

EASTERLY & ARMSTRONG
603 Pine Street
Elko, Nevada 89801
(702) 738 9877

BOOK 326 PAGE 324

TOGETHER WITH any and all improvements of any name or nature 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.

To have and to hold the said premises, together with the appurtenances unto the said party of the second part, and to its heirs and assigns, forever.

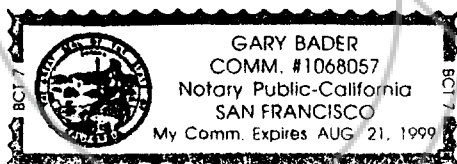
In Witness Whereof, the said first party has hereunto set its hand the day and year first above written.

LINDA EKSTROM STANLEY as Chapter 7 Trustee of the Estate of DANIEL H. RUSSELL, aka DAN RUSSELL, dba RUSSELL RANCHES, a debtor, Case No. 93-25103-B-7, and as Chapter 7 Trustee of the Estate of ROBERTA A. RUSSELL, aka ROBERTA HICKS, aka ROBERTA A. HICKS, aka ROBERTA ALAMEDA HICKS, a debtor, Case No. 93-27892-B-7,

By: Linda Ekstrom Stanley
LINDA EKSTROM STANLEY,
CHAPTER 7 TRUSTEE

STATE OF California)
: ss.
COUNTY OF San Francisco

This instrument was acknowledged before me on MARCH 5, 1999 by LINDA EKSTROM STANLEY as Chapter 7 Trustee of the Estate of DANIEL H. RUSSELL, aka DAN RUSSELL, dba RUSSELL RANCHES, a debtor, Case No. 93-25103-B-7, and as Chapter 7 Trustee of the Estate of ROBERTA A. RUSSELL, aka ROBERTA HICKS, aka ROBERTA A. HICKS, aka ROBERTA ALAMEDA HICKS, a debtor, Case No. 93-27892-B-7.



[Signature]
Notary Public

ASTERLY & ARMSTRONG
603 Pine Street
Elko, Nevada 89801
(702) 738 9877

BOOK 326 PAGE 325

BOOK 326 PAGE 324
OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
First American Title
99 MAR 30 AM 9:52

EUREKA COUNTY NEVADA
M.H. REBALEATI, RECORDER
FILE NO. FEES 9.00

172107

COPY

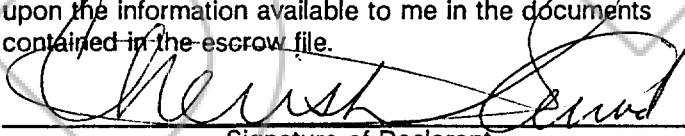
BOOK 326 PAGE 326

DECLARATION OF VALUE

Recording Date 3-30-99 Book 326 Page 324 Instrument # 172107Full Value of Property Interest Conveyed \$ 3,000.Less Assumed Liens & Encumbrances -Taxable Value (NRS 375.010, Section 4) \$ 3,000Real Property Transfer Tax Due \$ 3.90.

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

APN#:

INDIVIDUAL	ESCROW HOLDER
Under penalty of perjury, I hereby declare that the above statements are correct.	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	 _____ Signature of Declarant
_____ Name (Please Print)	Cherish Senrud _____ Name (Please Print)
_____ Address	1999-08819-CAS _____ Escrow Number
City State Zip	First American Title Company of Nevada _____ Firm Name
	331 7th Street _____ Address
	Elko NV 89801 _____ City State Zip

Tax paid for the above transfer on 3/30, 19 99.
per NRS 375.030, Section 3.

Signature of Recorder or Representative