

W193/2CCO

172148

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:
Jeff Lynn
Box 211042
Crescent Valley, NV 89821
APN# 05-670-19

GRANT BARGAIN AND SALE DEED

THIS INDENTURE, made this 12th day of APRIL, 1999 by and Between NEVADA LAND & RESOURCE COMPANY, LLC, a Delaware limited liability company whose address is 3264 Goni Road Ste. 153, Carson City, NV 89706, hereafter referred as "Grantor," and Jeff Lynn, a single man whose address is Box 211042, Crescent Valley, Nevada 89821 here after referred as "GRANTEE,"

WITNESSETH: That the GRANTOR, in consideration for the sum of Ten Dollars (\$10.00), lawful money of the United States, and other good and valuable consideration to GRANTOR in hand paid by the GRANTEES, the receipt whereof is hereby acknowledged, does by these presents grant, bargain, and sell to GRANTEE, and to GRANTEE's successors and assigns forever, all right, title and interest in and to that certain real property situated in Eureka County, state of Nevada, and more particularly described in Exhibit "A," attached hereto and incorporated herein by this reference.

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the revision and reversions, remainder and remainders, rents, issues and profits thereof;

TO HAVE AND TO HOLD the said premises above bargained and described with the appurtenances, unto the said Grantees, and to GRANTEES' heirs, and successors and assigns forever.

GRANTOR RESERVES to itself the exclusive right and privilege to enter on the property for the purposes of exploration and prospecting for the development, extraction, mining, production, removal and sale of all minerals, mineral substances, metals, ore-bearing materials and rocks of every kind, except sand and gravel. The mineral estate and rights reserved to Grantor include all of the right, title and interest to minerals in, on or under the property, including, but not limited to, the surface and subsurface of the property, all minerals, mineral elements and compounds and ores, together with all easements and rights-of-way reserved or granted in, on or under the property, together with any and all lodes, veins and mineral deposits extending from or into or contained in the property. The term "minerals" shall include all mineral elements and compounds including by way of example and not by limitation, all barite, copper, gold, iron, silver and other metals, whether the same are presently known to exist on the property or are subsequently discovered on the property, and regardless of the method of extraction, mining or processing of the same (whether open pit or strip mining, underground mining, surface or subsurface leaching) whether presently or subsequently employed, invented, or developed. Grantor reserves to itself the rights of egress and ingress to and from the property for any and all purposes related to the mineral estate reserved to Grantor. Grantor shall conduct all of its activities in accordance with all applicable laws, regulations, and ordinances, and shall defend, indemnify and hold Grantee from and against all actions, claims, damages and losses resulting from Grantor's exercise of the rights appurtenant

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BOOK 326 PAGE 429

to its reserved mineral estate. Grantor shall compensate Grantee for surface damages resulting from Grantor's activities related to Grantor's reserved mineral estate. If Grantee and Grantor are unable to mutually determine the damages resulting to the surface, such damages shall be determined by a mutually acceptable independent appraiser who shall determine the fair market value of the surface damaged as a result of Grantor's activities.

IN WITNESS WHEREOF, the GRANTOR has executed this conveyance the day and year first above written.

NEVADA LAND & RESOURCE
 COMPANY, LLC, a Delaware
 Limited Liability Company
 By: Dorothy A Timian-Palmer
 CHIEF OPERATING OFFICER

STATE OF NEVADA)
) ss.
 COUNTY OF WASHOE)

On April 12, 1999, personally appeared before me, a notary public, Dorothy Timian-Palmer, personally known (or proved) to me to be this person whose name is subscribed to the foregoing Grant, Bargain and Sale Deed, who acknowledged to me that he executed the foregoing document on behalf of Nevada Land and Resource co, LLC as its chief operating officer.

Diane M. Bigby
 NOTARY PUBLIC


 DIANE M. BIGBY
 Notary Public - State of Nevada
 Appointment Recorded in Washoe County
 No: 96-3037-2 - EXPIRES JUNE 13, 2000

ATTACHMENT "A"
TO GBS DEED

LEGAL DESCRIPTION OF THE PROPERTY

All that certain parcel of real property located in Eureka County, State of Nevada and described as follows:

TOWNSHIP 28 NORTH, RANGE 52 EAST, M.D.B. & M.

Section 9: N½

APN# 05-670-19

COPY

BOOK 326 PAGE 429
OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
Stewart Title Co.
99 APR 19 PM 4:25

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

172148

BOOK 326 PAGE 431

DECLARATION OF VALUE

Recording Date 4-19-99 Book 326 Page 429 Instrument # 172148

Full Value of Property Interest Conveyed \$ 44800.00.
Less Assumed Liens & Encumbrances - _____
Taxable Value (NRS 375.010, Section 4) \$ 44800.00.
Real Property Transfer Tax Due \$ 58.50

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

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.

Carol Costa
Signature of Declarant

CAROL COSTA

Name (Please Print) _____

W19312CAC

Escrow Number

WESTERN TITLE COMPANY

Firm Name

1501 NORTH CARSON

Address

CARSON CITY, NEVADA 89701

City _____ State _____ Zip _____

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