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GRANT BARGAIN AND SALE DEED

THIS INDENTURE, made and entered into this 19th day of Aug, 1999, by and between Dale F. Elliott and Marcia K. Elliott, as Co-Trustees for THE ELLIOTT FAMILY TRUST, dated October 29, 1997, the party of the first part, hereinafter referred to as "GRANTOR", and the Charles W. Leighton and Wilma G. Leighton, as Trustees of THE CHARLES W. LEIGHTON and WILMA G. LEIGHTON REVOCABLE LIVING TRUST, the party of the second part, hereinafter referred to as "GRANTEE".

WITNESETH:

That the said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), lawful current money of the United States of America, and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, bargain and sell unto the said Grantee, its heirs and assigns forever, all those certain lots, pieces or parcels of land situate, lying and being in the County of Eureka, State of Nevada, bounded and more particularly described as follows, to-wit:

Lots 1, 2, 3, 4, 5, 6, 7 and 8 in Block 63 of the Town of Eureka, County of Eureka, State of Nevada, as the same appear upon the official map thereof on file in the office of the Eureka County Recorder.

05 EXCEPTING THEREFROM all uranium, thorium, or any other material which is or may be determined to be peculiarly essential to the production of fissionable materials, whether or not of commercial value lying in or under said land as reserved by THE UNITED STATES OF AMERICA, recorded December 19, 1947, in Book 23, at page 226, of Deed Records, EUREKA COUNTY, Nevada.

TOGETHER WITH, AND ALL SINGULAR, the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD, ALL AND SINGULAR, the said premises, together with the appurtenances, unto the said Grantee, and to its heirs and assigns, forever.

BOOK 328 PAGE 433

LAW OFFICE OF
STEVE L. DOBRESCU
A PROFESSIONAL CORPORATION
P.O. BOX 599
ELY, NEVADA 89301
(702) 289-4554


DECLARATION OF VALUE

Recording Date 8/27/99 Book 328 Page 433 Instrument # 172558

Full Value of Property Interest Conveyed \$ 160,000
 Less Assumed Liens & Encumbrances - _____
 Taxable Value (NRS 375.010, Section 2) \$ 160,000
 Real Property Transfer Tax Due \$ 208⁰⁰

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

APN#: ~~001~~ 001-154-01

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) _____	Phyllis Peterson Name (Please Print)
Address _____	<u>99011763-23</u> Escrow Number
City _____ State _____ Zip _____	STEWART TITLE OF NORTHEASTERN NEVADA Firm Name 810 Idaho St. Address Elko, NV 89801 City State Zip