

QUITCLAIM DEED

FOR CONSIDERATION RECEIVED, DANIEL PORTER and MARGIE PORTER, his wife, as Grantors, remise, release and forever quitclaim to FISH CREEK RANCH, LLC, a Nevada limited liability company, Grantee, and to its successors and assigns, forever, all right, title and interest, including, but not limited to that interest of the Grantors evidenced by that Memorandum of Lease and Option to Purchase and Notice of Non-Responsibility recorded in the office of the County Recorder of Lander County and Eureka County, Nevada, for property located in said Counties and described on Exhibit "A" attached hereto and made a part hereof.

TO HAVE AND TO HOLD the property with the appurtenances to the Grantee, its successors and assigns, forever.

SIGNED this 1st day of April, 1998.

GRANTORS:

Daniel Porter  
DANIEL PORTER

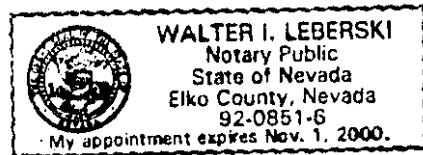
Margie Porter  
MARGIE PORTER

STATE OF NEVADA     )  
                                  ) ss.  
COUNTY OF ELKO     )

The foregoing instrument was acknowledged before me this 1st day of April, 1998, by DANIEL PORTER and MARGIE PORTER.

Walter I. Leberski  
NOTARY PUBLIC

APN: Lander County - 06-130-02  
Eureka County - 08-011-01  
                  08-040-01  
                  08-020-01  
                  08-020-03  
                  08-020-04  
                  08-020-05  
                  08-030-03



Recorded BY

VAUGHAN & HULL, LTD.  
ATTORNEYS AND COUNSELORS  
LAW OFFICE CENTER  
530 IDAHO STREET  
P. O. BOX 1420  
ELKO, NV 89803

BOOK 331 PAGE 579  
1

## EXHIBIT "A"

That property situate in the State of Nevada, Counties of Lander and Eureka, described as follows:

### PARCEL 1 (LANDER COUNTY):

Township 18 North, Range 48 East, M.D.B.&M.

Section 7: SE $\frac{1}{4}$  NW $\frac{1}{4}$ ; SW $\frac{1}{4}$  NE $\frac{1}{4}$ ; W $\frac{1}{2}$  SE $\frac{1}{4}$ ;  
Section 18: NW $\frac{1}{4}$  NE $\frac{1}{4}$ ;

EXCEPTING THEREFROM an undivided one-half of all oil, petroleum, gas and minerals as reserved in Deed executed by CONLAN LAND & LIVESTOCK, INC., recorded November 13, 1962, in Book 69 of Deeds at Page 250, Lander County, Nevada.

### PARCEL 2 (EUREKA COUNTY):

Township 19 North, Range 50 East, M.D.B.&M.

Section 16: W $\frac{1}{2}$  NE $\frac{1}{4}$ ; E $\frac{1}{2}$  NW $\frac{1}{4}$ ; SW $\frac{1}{4}$  NW $\frac{1}{4}$ ; NW $\frac{1}{4}$  SW $\frac{1}{4}$ ;  
Section 17: SE $\frac{1}{4}$  NE $\frac{1}{4}$ ; NE $\frac{1}{4}$  SE $\frac{1}{4}$ ;

Township 18 North, Range 49 East, M.D.B.&M.

Section 5: NW $\frac{1}{4}$  SW $\frac{1}{4}$ ; SW $\frac{1}{4}$  SW $\frac{1}{4}$ ;  
Section 6: NE $\frac{1}{4}$  SE $\frac{1}{4}$ ; SE $\frac{1}{4}$  SE $\frac{1}{4}$ ;  
Section 8: NW $\frac{1}{4}$  NW $\frac{1}{4}$ ; S $\frac{1}{2}$  NW $\frac{1}{4}$ ; NE $\frac{1}{4}$  SW $\frac{1}{4}$ ;

Township 19 North, Range 49 East, M.D.B.&M.

Section 5: W $\frac{1}{2}$  E $\frac{1}{2}$ ; E $\frac{1}{2}$  W $\frac{1}{2}$ ; W $\frac{1}{2}$  SW $\frac{1}{4}$ ; SW $\frac{1}{4}$  NW $\frac{1}{4}$ ;  
Section 6: SE $\frac{1}{4}$ ; SE $\frac{1}{4}$  NE $\frac{1}{4}$ ;

EXCEPTING FROM all the subject property in Sections 5 and 6, TOWNSHIP 19 NORTH, RANGE 49 EAST, M.D.B.&M., all coal and other valuable minerals as reserved in Patent executed by THE UNITED STATES OF AMERICA, recorded July 6, 1950, in Book 24 of Deeds at Page 79, Eureka County, Nevada, records.

Section 18: NW $\frac{1}{4}$  NE $\frac{1}{4}$ ; NE $\frac{1}{4}$  SW $\frac{1}{4}$ ; SE $\frac{1}{4}$  NW $\frac{1}{4}$ ; SW $\frac{1}{4}$  SE $\frac{1}{4}$ ;  
Section 19: E $\frac{1}{2}$  SE $\frac{1}{4}$ ; NW $\frac{1}{4}$  SE $\frac{1}{4}$ ; NE $\frac{1}{4}$ ;

EXCEPTING FROM all of the subject property in Section 18 and the N $\frac{1}{2}$  NE $\frac{1}{4}$ , SW $\frac{1}{4}$  NE $\frac{1}{4}$  and NW $\frac{1}{4}$  SE $\frac{1}{4}$  of Section 19, all the oil and gas as reserved in Patent executed by THE UNITED STATES OF AMERICA, recorded October 5, 1966, in Book 12 of Official Records at Page 209, Eureka County, Nevada.

Section 20: W $\frac{1}{2}$  SW $\frac{1}{4}$ ; SW $\frac{1}{4}$  NW $\frac{1}{4}$ ;

EXCEPTING FROM the SE $\frac{1}{4}$  SE $\frac{1}{4}$  of Section 19 and the SW $\frac{1}{4}$  SW $\frac{1}{4}$  of Section 20, TOWNSHIP 19 NORTH, RANGE 49 EAST, M.D.B.&M. all mineral deposits as reserved in Patent executed by THE UNITED STATES OF AMERICA, recorded January 2, 1969, in Book 26 of Official Records at Page 534, Eureka County, Nevada.

EXCEPTING FROM the SW $\frac{1}{4}$  NW $\frac{1}{4}$  and NW $\frac{1}{4}$  SW $\frac{1}{4}$  of Section 20, TOWNSHIP 19 NORTH, RANGE 49 EAST, M.D.B.&M., 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 as reserved in Patent executed by the State of Nevada, recorded October 18, 1949, in Book 24 of Deeds at Page 4, Eureka County, Nevada, records.

Section 29: SW $\frac{1}{4}$  NW $\frac{1}{4}$ ; NW $\frac{1}{4}$  SW $\frac{1}{4}$ ; SW $\frac{1}{4}$  SW $\frac{1}{4}$ ;

Section 30: E $\frac{1}{2}$  NE $\frac{1}{4}$ ; NE $\frac{1}{4}$  SE $\frac{1}{4}$ ;

EXCEPTING FROM all of the subject property in Sections 29 and 30, TOWNSHIP 19 NORTH, RANGE 49 EAST, M.D.B.&M., all the oil and gas as reserved in Patent executed by THE UNITED STATES OF AMERICA, recorded February 21, 1969, in Book 28 of Official Records at Page 12, Eureka County, Nevada.

EXCEPTING FROM all of the subject property in TOWNSHIP 18 NORTH, RANGE 48 EAST, TOWNSHIP 18 NORTH, RANGE 49 EAST and TOWNSHIP 19 NORTH, RANGE 49 EAST, except all property in Section 18; SW $\frac{1}{4}$  SW $\frac{1}{4}$  of Section 20; all property in Sections 29 and 30 of TOWNSHIP 19 NORTH, RANGE 49 EAST, M.D.B.&M., an undivided one-half of all oil, petroleum, gas and minerals as reserved in Deed executed by CONLAN LAND & LIVESTOCK, INC., recorded November 7, 1962, in Book 26 of Deeds at Page 300, Eureka County, Nevada.

EXCEPTING FROM Parcels 1 and 2 all of VALIANT FARMS-EUREKA, INC.'s right, title, equity, and interest of any and all nature in and to the mineral rights and interest, including coal, oil, gas, and other hydrocarbons, and all other metallic and non-metallic minerals ores and substances, and geothermal steam, hot water, hot brines, thermal energy, and gasses lying in and under said land as conveyed to APAL, a Limited Partnership by Deed recorded January 22, 1981, in Book 90, Page 437, Official Records, Eureka County, Nevada, recorded January 21, 1981, and in Book

PARCEL 3 (EUREKA COUNTY):

Township 19 North, Range 49 East, M.D.B.&M.

Section 29: NW¼ NW¼;

EXCEPTING THEREFROM all mineral deposits lying in and under said land as reserved by THE UNITED STATES OF AMERICA, in Patent recorded June 12, 1980, in Book 81, Page 575, Official Records, Eureka County, Nevada.

TOGETHER WITH all improvements situate thereon.

TOGETHER WITH all water, water rights, rights to the use of water, dams, ditches, canals, pipelines, reservoirs, and all other means for the diversion or use of waters appurtenant to said property or any part thereof, or used or enjoyed in connection therewith, and together with all stockwatering rights used or enjoyed in connection with the use of any of said lands, or used in conjunction with grazing upon lands administered by the Bureau of Land Management within the Willow Creek Allotment or lands administered by the United States Forest Service.

TOGETHER WITH all rights, privileges, preferences, licenses and permits to graze livestock upon the public lands administered by the Department of the Interior, Bureau of Land Management, Battle Mountain District, in the amount currently allowed as 3,621 AUM's of active use and any suspended non-use within the Willow Creek Allotment and all range improvements therein.

TOGETHER WITH all range improvements, cooperative agreement improvements, Section 4 permit improvements, allotment and stockwater sources and facilities on the grazing areas, and all water rights and waters of all types on private lands, including but not restricted to stockwater.

BOOK 331 PAGE 579  
OFFICIAL RECORDS  
RECORDED AT THE REQUEST OF  
*Vaughan & Hull Ltd.*  
99 DEC 20 PM 3:23  
EUREKA COUNTY NEVADA  
M.N. REBALEATI, RECORDER  
FILE NO. FEES 10<sup>00</sup>

173603

BOOK 331 PAGE 582

State of Nevada  
Declaration of Value

1. Assessor Parcel Number(s)  
a) 08-011-01 08-030-03  
b) 08-040-01  
c) 08-020-01  
d) 08-020-03  
e) 08-020-04  
f) 08-020-05

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument #	<u>173603</u>
Book	<u>331</u> Page <u>579</u>
Date of Recording:	<u>12-20-99</u>
Notes:	

2. Type of Property:
- |   |   |
|---|---|
| a) <input type="checkbox"/> Vacant Land             | b) <input type="checkbox"/> Single Fam.Res. |
| c) <input type="checkbox"/> Condo/Twnhse            | d) <input type="checkbox"/> 2-4 Plex        |
| e) <input type="checkbox"/> Apt. Bldg.              | f) <input type="checkbox"/> Comm'l/Ind'l    |
| g) <input checked="" type="checkbox"/> Agricultural | h) <input type="checkbox"/> Mobile Home     |
| i) <input type="checkbox"/> Other                   |   |

3. Total Value/Sales Price of Property: \$ Exempt  
Deduct Assumed Liens and/or Encumbrances: ( )

(Provide recording information: Doc/Instrument #: Book: Page: )

Transfer Tax Value per NRS 375.010, Section 2: \$ Exempt  
Real Property Transfer Tax Due: \$ NONE

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: 3  
b. Explain Reason for Exemption: Recordation of this document is  
evidence termination of lease and option as evidenced  
by Memorandum recorded in Book 318 page 454

5. Partial Interest: Percentage being transferred: %

The undersigned Seller (Grantor)/Buyer(Grantee), declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1 1/2% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

SELLER (GRANTOR) INFORMATION

Seller Signature: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_  
State: \_\_\_\_\_  
Telephone: ( ) \_\_\_\_\_  
Capacity: \_\_\_\_\_

BUYER (GRANTEE) INFORMATION

Buyer Signature: Walter I. Leberski  
Print Name: Walter I. Leberski  
Address: 530 Idaho St.  
City: Elko  
State: NV  
Telephone: ( ) 738-4031  
Capacity: Paralegal, Robert O. Vaughan  
Attorney for Fish Cr. Ranch

COMPANY REQUESTING RECORDING

Co. Name: \_\_\_\_\_ Esc. #: \_\_\_\_\_

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)