

173664

Order No. _____

Escrow No. 9919814

WHEN RECORDED MAIL TO:

LESTER GROSSMAN
2128 PETERSHAN, #~~2~~B
LAS VEGAS, NV. 89108

Space above this line for recorder's use

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
WILD BALANCE CORPORATION, A NEVADA CORPORATION

do(es) hereby GRANT, BARGAIN and SELL to
LESTER GROSSMAN, AN UNMARRIED MAN

the real property situate in the County of EUREKA, State of Nevada, described as follows:
SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto
belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated December 09, 1999

STATE OF NEVADA }
COUNTY OF Clark } SS

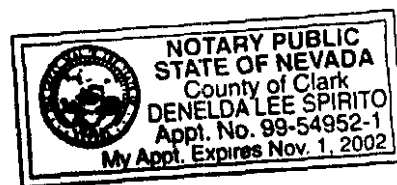
WILD BALANCE CORPORATION, A NEVADA CORP.

On December 14, 1999
personally appeared before me, a Notary Public (or
judge or other authorized person, as the case may be),
LESTER GROSSMAN

Lester Grossman Pres
LESTER GROSSMAN, PRESIDENT

personally known (or proved) to me to be the person
whose name is subscribed to the above instrument who
acknowledged that he executed the instrument.

Denelda Lee Spirito
Signature



9919814

DESCRIPTION

All that certain lot, piece or parcel of land situate in the County of Eureka, State of Nevada, described as follows:

Parcel Nos. 1, 2, 3 and 4 as shown on Parcel Map for Wild Balance Corp., filed in the office of the County Recorder of Eureka County on March 19, 1999, as File No. 172003, located in a portion of Section 4, Township 21 North, Range 54 East, M.D.B.&M.

EXCEPTING THEREFROM all the coal and other valuable minerals in the land so granted, together with the right to prospect for, mine and remove the same upon compliance with the conditions of and subject to the limitations of said Act of Congress of October 22, 1919 (41 Stat. 293-295), as reserved in Patent from the UNITED STATES OF AMERICA recorded January 24, 1956, in Book 24, Page 501, of Deed Records, Eureka County, Nevada .

TOGETHER WITH an easement for ingress and egress as granted by the United States of America, Bureau of Land Management, in document recorded September 28, 1998, in Book 321, Page 339, of Official Records, Eureka County, Nevada.



BOOK 332 PAGE 56
OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
Just American Title
99 DEC 22 PM 2:15

EUREKA COUNTY NEVADA
M.N. REBALEATI, RECORDER
FILE NO. FEES 8⁰⁰

173664

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BOOK 332 PAGE 57

**State of Nevada
Declaration of Value**

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument #	<u>173664</u>
Book	<u>332</u> Page <u>56</u>
Date of Recording:	<u>12/22/99</u>
Notes:	_____

1. Assessor Parcel Number(s)
 a) 007-250-02
 b) _____
 c) _____
 d) _____

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

3. Total Value/Sales Price of Property: \$ -0-
 Deduct Assumed Liens and/or Encumbrances: _____

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

Transfer Tax Value per NRS 375.010, Section 2: \$ -0-
 Real Property Transfer Tax Due: \$ -0-

4. **Exemptions Claimed:**

- a. Transfer Tax Exemption, per NRS 375.090, Section: 10
 b. Explain Reason for Exemption: FROM CORPORATION TO PERSON WHO OWNS 100
PERCENT OF THE CORPORATION

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

BUYER (GRANTEE) INFORMATION

Seller Signature: [Signature]
 BY: President
 Print Name: WILD BALANCE CORPORATION
 Address: _____
 City: _____
 State: _____
 Telephone: () _____
 Capacity: _____

Buyer Signature: [Signature]
 Print Name: LESTER GROSSMAN
 Address: _____
 City: _____
 State: _____
 Telephone: () _____
 Capacity: _____

COMPANY REQUESTING RECORDING

Co. Name: FIRST AMERICAN TITLE CO. OF NEVADA Esc. #: 9919814
 (AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)