

WARRANTY DEED

This Indenture, made this 1st day of March, 2000, between JEFFREY A. LYNN, of HC66 Box 6, Unit 2, Beowawe, Nevada 89821, GRANTOR, and QUESTA RESOURCES, INC., a Montana corporation d/b/a Questa Mortgage, with principal office at P.O. Box 1856, Bigfork, Montana 59911, GRANTEE.

WITNESSETH, that the said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) to it in hand paid by the said Grantee, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto the said Grantee, and to their heirs and assigns, forever, all that tract or parcel of land lying and being in the Eureka County, State of Nevada, to-wit:

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

Section 9: N1/2;

EXCEPTING THEREFROM all minerals, mineral elements and compounds and ores, 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 lying in and under said land as reserved by NEVADA LAND & RESOURCE COMPANY, LLC, in Deed recorded April 19, 1999, in Book 326, Page 429, as Document No. 172148, Official Records, Eureka County, Nevada.

Subject to easements, covenants, conditions and restriction of record.

TOGETHER with all and singular the hereinbefore described premises together with all tenements, hereditaments, and appurtenances, thereto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and also all the estate, right, title, interest; right of dower, right of curtesy, right of homestead, possession, claim, and demand whatsoever, as well in law as in equity, of the said Grantor of, in or to the said premises, and every part and parcel thereof, with appurtenances thereto belonging,

TO HAVE AND TO HOLD, all and singular the above-mentioned and described premises unto the said Grantee, his heirs and assigns, forever.

And the said Grantor, and his successors, do hereby covenant that he will forever warrant and defend all right, title and interest in and to the said premises and the quiet and peaceable possession thereof, unto the said Grantee and his heirs and assigns, against all acts and deed of the said Grantor, and all and every person and persons whomsoever lawfully claiming or to claim the same.

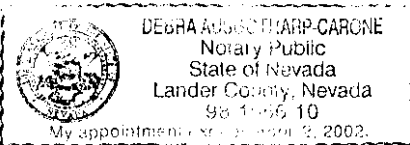
IN WITNESS WHEREOF, the said Grantor has hereunto set his hand the day and year first hereinbefore written.

Jeffrey A. Lynn
Jeffrey A. Lynn

STATE OF NEVADA)
County of Lander) : ss

This instrument was acknowledged before me on this 1st day of March, 2000, by Jeffrey A. Lynn.

SEAL



Debra Augustina Carone
Notary Public for the State of Nevada
Residing at Battle Mtn, NV
My Commission Expires: April 2, 2002

BOOK 333 PAGE 012
OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
Stewart Title
00 MAR -3 PM 3:47

BOOK 333 PAGE 012

00280450

State of Nevada Declaration of Value

1. Assessor Parcel Number(s)
 a) 005-670-19
 b) _____
 c) _____
 d) _____

2. Type of Property:
 a) Vacant Land b) Single Fam. Res.
 c) Condo/Twnhse d) 2-4 Plex
 e) Apt. Bldg. f) Comm'l/Ind'l
 g) Agricultural h) Mobile Home
 i) Other _____

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument #:	<u>173921</u>
Book:	<u>333</u> Page: <u>012</u>
Date of Recording:	<u>3-3-00</u>
Notes:	_____

3. Total Value/Sales Price of Property: \$ 81,000.00
 Deduct Assumed Liens and/or Encumbrances: (_____)

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

Transfer Tax Value per NRS 375.010, Section 2: \$ 81,000.00

Real Property Transfer Tax Due: \$ 105.30

4. **If Exemption Claimed:**

a. Transfer Tax Exemption, per NRS 375.090, Section: _____
 b. Explain Reason for Exemption: _____

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: Jeffrey A. Lynn
 Print Name: JEFFREY A. LYNN
 Address: HC66 Box 6, Unit 2
 City: BEOWAWE
 State: NV Zip: 89821
 Telephone: (775) 468-0610
 Capacity: _____

BUYER (GRANTEE) INFORMATION

Buyer Signature: Debbie Carone Questa Mortgage
 Print Name: QUESTA MORTGAGE
 Address: P.O. BOX 1856
 City: BIGFORK
 State: MT Zip: 59911
 Telephone: (406) 837-7011
 Capacity: Escrow Officer authorized by Questa Mortgage

COMPANY REQUESTING RECORDING

Co. Name: STEWART TITLE OF NE NV Esc. #: 00280450

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