

13021913
APN-05670-19

175822

GRANT DEED

THIS INDENTURE made this 27th day of December, 2000 between Questa Resources, Inc. d/b/a Questa Mortgage of Box 1856, Bigfork, MT 59911, the grantor, and Bayview Financial Trading Group, LP, of 266 Bayshore Drive, 3rd Floor, Miami, FL 33133, the grantee.

WITNESSETH: In virtue of the authority given to it and by the above mentioned Grantor, for and in consideration of the sum of Ten and no/100 (\$10.00) to it in hand paid by the said Grantee, receipt of which is hereby acknowledged; does hereby grant, bargain, sell, convey, release, and transfer all of the right, title, and interest of said Grantee and to its heirs and assigns, forever, all that tract or parcel of land lying and situated in Neada County, Montana, and particularly described as follows:

<< See attached Ebit A >>

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

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

To have and to hold all and singular the above-mentioned and described premises unto the Grantee, its heirs and assigns forever.

IN WITNESS WHEREOF, the undersigned executes and acknowledges this instrument as of the date above stated.

QUESTA RESOURCES, INC.

By: Lee E. Burrington
Lee E. Burrington
Title: President

State of Montana }
County of Flathead }

On this 27 day of December, 2000, before me the undersigned, a Notary Public for the State of Montana, personally appeared Lee E. Burrington, known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed by Notarial Seal the day and year in this certificate first above written.

Leslie M. Kay
Notary Public for the State of Montana
Residing at Bigfork, Montana
My commission expires: August 15, 2004

Acct #: 80078
Bayview Acct #: 128504

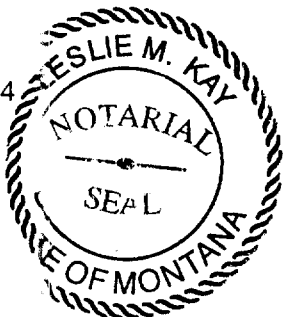


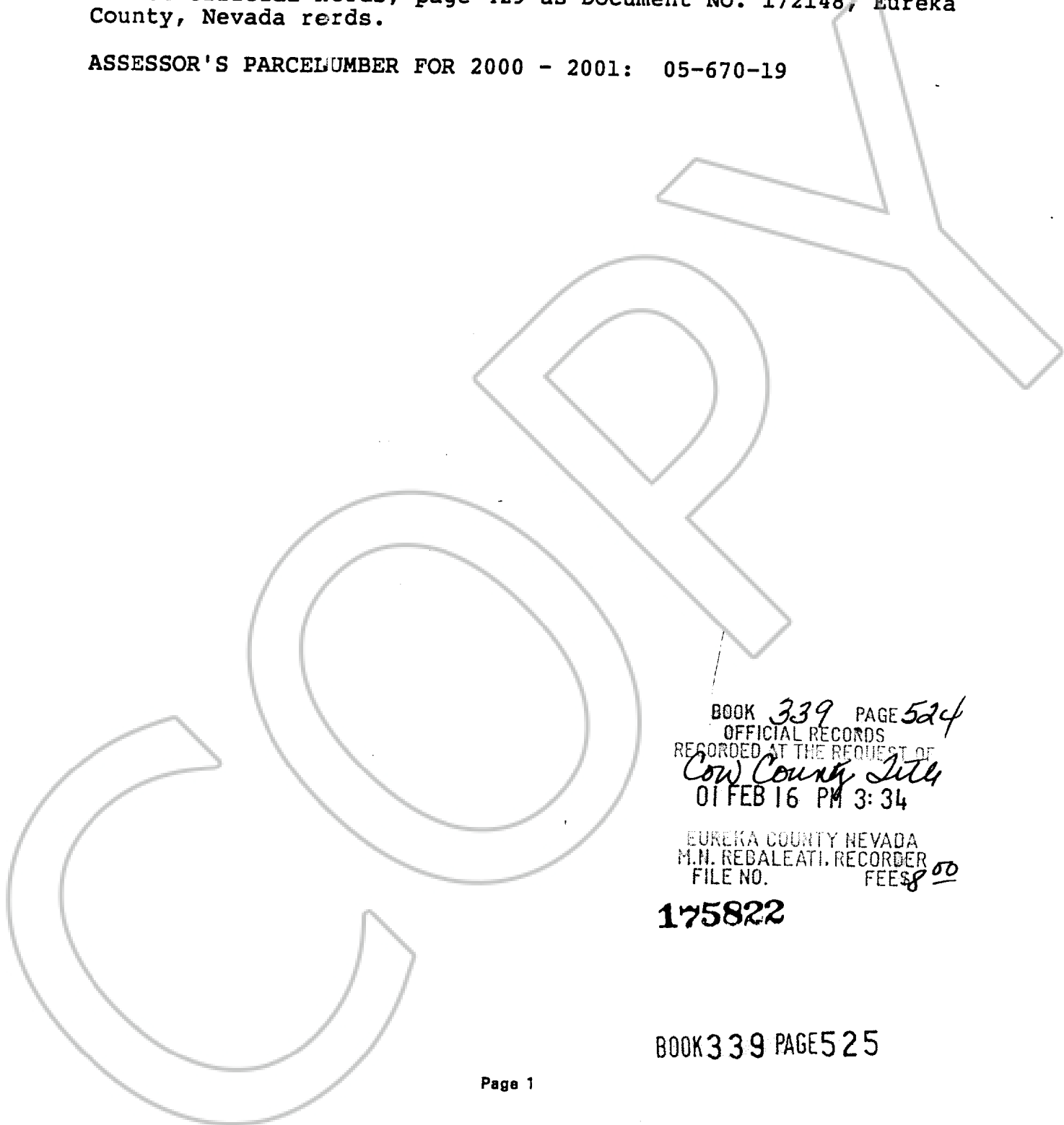
EXHIBIT "A"

TOWNSHIP 8 NORTH, RANGE 52 EAST, M.D.B.&M.

Section 9: T North Half

EXCEPTING THEREFROM all minerals, mineral elements, and compounds and ore, all barite, copper, gold, iron, silver, and other metals, where the same are presently known to exist on the property or a subsequently discovered on the property lying in and under said land as reserved by NEVADA LAND & RESOURCE COMPANY, LC, in Deed recorded April 19, 1999 in Book 326 of Official Records, page 429 as Document No. 172148, Eureka County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 2000 - 2001: 05-670-19



BOOK 339 PAGE 524
OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
Cow County Title
01 FEB 16 PM 3:34

EUREKA COUNTY NEVADA
M.H. REBALEATI, RECORDER
FILE NO. FEES 8.00

175822

BOOK 339 PAGE 525

State of Nevada Declaration of Value

Buyview 120504

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

FOR RECORDERS OPTIONAL USE ONLY

Document / Instrument # 175822
 Book: 339 Page: 524
 Date of Recording: 2-16-01
 Notes: _____

2. Type of Property
- a) Vacant Land
 - b) Single Family Res.
 - c) Condo/Townhouse
 - d) 2-4 Plex
 - e) Apartment Building
 - f) Commercial/Ind'l
 - g) Agriculture
 - h) Mobile Home
 - i) other _____

3. Total Value / Sales Price of Property: \$ 96,000.00
 Deduct Assumed Liens and/or Encumbrances: _____
 (Provide recording information: Doc/Instrument # _____ Book: _____ Page: _____)

Transfer Tax Value per NRS 3910, section 2: \$ 96,000.00
 Real Property Transfer Tax Due: \$ 124.80

4. If Exemption Claimed: NA
- a. Transfer Tax Exemption, NRS 375.090, section: _____
 - b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being offered: N/A %

The undersigned Seller (Grantor/Buyer/Grantor), 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. 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 plus interest at 1 1/4% per month. Pursuant to NRS 375.430, the Buyer and Seller shall be jointly and severally liable for any additional amount due.

SELLER (GRANTOR) INFORMATION

Seller Signature: X
 Print Name: WRESTA ROSOWIS
 Address: PO BOX 1856
 City: BIG FORK
 State: MT Zip: 591
 Telephone (optional): _____
 Capacity: _____

BUYER (GRANTEE) INFORMATION

Buyview Financial Property Trust
 Buyer Signature: X
 Print Name: BUYVIEW FINANCIAL PROPERTY TRUST
 Address: 2665 S. BAYSHORE DR 3rd FLOOR
 City: MIAMI
 State: FL Zip: 33135
 Telephone (optional): _____
 Capacity: CO-TRUSTEE

COMPANY REQUESTING RECORDING

Co. Name: _____ Esc. #: _____

(As public record, this form may be recorded / microfilmed)