

176477

APN: 005-030-006
005-020-001
005-570-007

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made and entered into this 18th day of May, 2001, by and between **DOMINEK J. PIERET**, an unmarried man, Grantor; and **WOLF CREEK, INC.**, a Colorado Corporation, Grantee;

WITNESSETH

That the Grantor and in consideration of the sum of TEN DOLLARS (\$10.00), lawful money of the United States of America, to him in hand paid by the Grantees, and other good and valuable consideration, receipt whereof is hereby acknowledged, do by these presents grant, bargain, sell and convey to the said Grantee, and its successors and assigns, forever, all of the Grantor's right, title and interest in that certain lot, piece, or parcel of land situate, lying and being in the Counties of Elko and Lureka, State of Nevada, and more particularly described on Exhibit "A" attached hereto and made part hereof by this reference.

SUBJECT TO all covenants, conditions, restrictions, exceptions, easements, rights of way, reservations and rights, and other matters evidenced by documents of record.

SUBJECT TO any and all oil, gas, geothermal or mineral interests, mining claims, rights, or reservations on the property which may be owned by third parties.

SUBJECT TO Agricultural Use Assessment pursuant to Chapter 361A of Nevada Revised Statutes.

RESERVED UNTO GRANTOR all right, title and interest of the Grantor and to all oil, gas and mineral rights of whatever nature existing a part of, upon, beneath the surface of or within said lands, including any oil and gas leases, rentals and/or royalties thereon.

TOGETHER WITH all fences, corrals, buildings and other improvements thereon.

TOGETHER WITH all water, water rights, dams, ditches, canals, pipelines, gates, diversions, reservoirs, springs, wells, pumps, pumpintations, rights of way, easements and all other means for the diversion or use of water appurtenant to the said property or any part thereof, or now or hereafter used or enjoyed in connection therewith for irrigation, stock watering, domestic or any other use, or drainage of all or any part of said lands, including vested water

GOICOECHEA & DI GRAZIA, LTD.
ATTORNEYS AT LAW
530 IDAHO STREET - P.O. BOX 1358
ELKO, NEVADA 89801
(775) 738-8091

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12-51401066

rights, pitted water rights, decreed water rights and certificated water rights arising under the laws of the State of Nevada, together with all certificates of appropriation, applications, proofs, permits and maps relating to such water and water rights which are appurtenant to the above-described real property, or any part thereof, or used or enjoyed in connection therewith or with federal domain grazing lands appurtenant or attached thereto.

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

TO HAVE AND TO HOLD the said premises unto the said Grantee, and to its successors and assigns, ever.

IN WITNESS WHEREOF, the said Grantor has executed this Deed as of the day and year first hereinabove written.

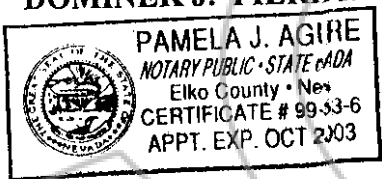
GRANTOR:

Dominek J. Pieretti
DOMINEK J. PIERETTI

STATE OF NEVADA)
) SS.
COUNTY OF ELKO)

This instrument was acknowledged before me on May 18, 2001, by

DOMINEK J. PIERETTI.



Pamela J. Agire
NOTARY PUBLIC

Grantee's Address:
P.O. Box 489
Cheyenne Wells, CO 80810

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EXHIBIT "A"
Legal Description

The land referred to herein situated in the State of Nevada, County of Elko and Eureka, described as follows:

PARCEL 1: (Elko and Eureka)

TOWNSHIP 29 NORTH, RANGE 52 EAST, M.D.B.&M.

Section 3: All

PARCEL 2: (Eureka)

TOWNSHIP 29 NORTH, RANGE 52 EAST, M.D.B.&M.

Section 9: E ½;

Section 15: W ½;

Section 21: E ½; SW ¼

Section 33: All;

PARCEL 3: (Elko)

TOWNSHIP 30 NORTH, RANGE 52 EAST, M.D.B.&M.

Section 35: All;

EXCEPTING THEREFROM all of the above described land as a mineral interest and not as a royalty interest, all minerals (as defined below) of every kind or character, in, under, or that may be extracted from, the real property (the "Property") hereby conveyed to Grantee, for the purposes of exploring for, developing, mining, recovering, processing, transporting, milling, storing, stockpiling and otherwise using, enjoying and exploiting minerals (collectively the "Minerals Activities"), without limitation to any and all mining techniques, including open-pit shaft and strip mining procedures. As used herein, "minerals" shall include without limitation substances containing gold, silver, platinum and all other precious metals; iron, cobalt, copper, lead, zinc, nickel, chromium, aluminum, mercury, cadmium and all other base metals; oil, natural gas, casinghead gas, condensates and associated hydrocarbons; sulfur produced in association with hydrocarbons; geothermal brines, solutions, materials and other geothermal resources; helium; carbon dioxide; industrial-grade salts, aluminates and carbonates; uranium, vanadium, thorium, and all other fissionable elements; coal, peat and similar organic minerals; all other minerals of every kind and character, metallic or nonmetallic, inorganic or organic or otherwise, regardless of whether presently known to science or industry, now known to exist or hereafter discovered upon, within or underlying the surface of the property, regardless of depth. This reservation does not include building rock, sand, gravel, top soil, decorative stone or related materials as reserved by NEVADA LAND AND RESOURCE COMPANY, LLC, a Delaware Limited Liability Company in Deeds, recorded September 19, 1997, in Book 313, page 343, Official Records, Eureka County, Nevada, and in Book 1009, page 627, Official Records, Elko County, Nevada.

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BOOK 341 PAGE 227
OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
Stewart Title Co
01 MAY 23 PM 2:20

EUREKA COUNTY NEVADA
M.N. REBALEATI, RECORDER
FILE NO. FEES 10⁰⁰

176477

COPY

BOOK 341 PAGE 230

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s):
 a) 5-570-07
 b) _____
 c) _____
 d) _____

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

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument No.:	<u>176477</u>
Book:	<u>34</u> Page: <u>227</u>
Date of Recording:	<u>5/23/01</u>
Notes:	_____

3. Total Value/Sales Price of Property: \$ 383,224.00
 Deduct Assumed Liens and/or Encumbrances: \$(_____)
 Provide recording information: Instrument No.: _____ Book: _____ Page: _____
 Transfer Tax Value per NRS 375.0, Section 2: \$ 383,224.00
 Real Property Transfer Tax Due \$ 498.55

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 filed upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claim exemption or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest 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]
 Print Name: Dominek J. Pretti
 Address: P.O. Box 667
 City/State/Zip: Carlin, NV 89822
 Telephone: _____
 Capacity: _____

Buyer Signature: _____
 Print Name: Wolf Creek, Inc.
 Address: P.O. Box 489
 City/State/Zip: Cheyenne Wells, CO 80810
 Telephone: _____
 Capacity: _____

COMPANY REQUESTING RECORDING

Company Name: STEWART TITLE OF NORTHEASTERN NEVADA Escrow No.: 99010415

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

**STATE OF NEVADA
DECLARATION OF VALUE**

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 b) _____
 c) _____
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 a) _____ Vacant Land b) _____ Single Family Res.
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FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument No.:	<u>176477</u>
Book:	<u>341</u> Page: <u>227</u>
Date of Recording:	<u>5/23/01</u>
Notes:	_____

3. Total Value/Sales Price of Property: \$ 383,224.00
 Deduct Assumed Liens and/or Encumbrances: \$(_____)
 Provide recording information: Doc/Instrument No.: _____ Book: _____ Page: _____
 Transfer Tax Value per NRS 3710, Section 2: \$ 383,224.00
 Real Property Transfer Tax Due: \$ 498.55

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

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SELLER (GRANTOR) INFORMATION

Seller Signature: _____
 Print Name: Dominek J. Peretti
 Address: P.O. Box 667
 City/State/Zip: Carlin, NV 89822
 Telephone: _____
 Capacity: _____

BUYER (GRANTEE) INFORMATION

Buyer Signature: Harold J. Kettner
 Print Name: Wolf Creek, Inc.
 Address: P.O. Box 489
 City/State/Zip: Cheyenne Wells, CO 80810
 Telephone: _____
 Capacity: _____

COMPANY REQUESTING RECORDING

Company Name: STEWART TITLE OF NORTHEASTERN NEVADA Escrow No.: 99010415

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