

DEED

THIS INSTRUMENT, made this 7th day of June, 2001, by and between CHEYENNE LAND & LIVESTOCK COMPANY, INC., a Nevada Corporation, party of the first part, and JIM D. PERKINS and BRENDA L. PERKINS, husband and wife, parties of the second part;

WITNESSETH:

That the party of the first part, for good and valuable consideration, to it in hand paid by the parties of the second part, the receipt whereof is hereby acknowledged, does by these presents grant, bargain and sell to the parties of the second part, as joint tenants with right of survivorship, and not as tenants in common, and to the survivor of them, and to their assigns, and to the heirs, executors, administrators and assigns of the survivor, forever, all that certain property situate in the County of Eureka, State of Nevada, more particularly described as follows:

Parcel G1-2 shown on that certain Parcel Map for CHEYENNE LAND AND LIVESTOCK INC., filed in the Office of the County Recorder of Eureka County, State of Nevada, on February 20, 1998, as File No. 169772, being a portion of Lot of Parcel G of Large Division Map, E½ of Section 17, Township 20 North, Range 53 East, MDB&M.

EXCEPTING HEREFROM all of the oil and gas lying in and under said land as reserved to the U. S. Government, and one-half of the mineral rights reserved by EARL A. RASMUSSEN and LAVERN C. RASMUSSEN, as Co-Trustees of the RASMUSSEN TRUST, et al, in Deeds recorded July 11, 1996, in Book 297, pages 482, 485, 490, 494, 498 and 502, Official Records, Eureka County, Nevada.

SUBJECT to all other exceptions, reservations, restrictions, restrictive covenants, assessments, easements, rights and rights of way of record.

TOGETHER with any and all improvements situate thereon.

-1-

ROSS P. EARDLEY

ATTORNEY AT LAW
469 IDAHO STREET
ELKO, NEVADA 89801

TELEPHONE (775) 738-4046 - FAX (775) 738-6286

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TOGETHER with the tenements, hereditaments and appurtenances thereunto belonging or pertaining, and the reversion and reversions, remainder and remainders, its, issues and profits thereof.

TO HAVE AND TO HOLD said premises, together with the appurtenances, unto the parties of the second part, as joint tenants with right of survivorship, and not as tenants in common, and to their assigns, and to theirs, executors, administrators and assigns of the survivor, forever.

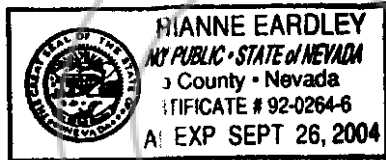
IN WITNESS WHEREOF, the party of the first part has hereunto set its hand the day and year first above written

CHEYENNE LAND & LIVESTOCK COMPANY, INC., a Nevada Corporation

By [Signature]
JOHN GOURLEY, President

STATE OF NEVADA
SS.
COUNTY OF ELKO

This instrument was acknowledged before me on June 7, 2001, by JOHN GOURLEY, as President of CHEYENNE LAND & LIVESTOCK COMPANY, INC., a Nevada Corporation.



[Signature]
NOTARY PUBLIC

Grantees' Address:
HC 30, Box 170-12
Spring Creek, Nevada 89815

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OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
Ross P. Eardley
01 JUN 13 PM 2:06

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

176535

**State of Nevada
Declaration of Value**

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument #	<u>176535</u>
Book	<u>341</u> Page <u>363</u>
Date of Recording:	<u>6/13/01</u>
Notes:	_____

1. Assessor Parcel Number
 a) 07-39 08
 b) _____
 c) _____
 d) _____

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

3. Total Value/Sales Price of Property: \$ 4,000
 Deduct Assumed Liens and Encumbrances: (0)

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

Transfer Tax Value per NRS 375.010, Section 2: \$ 400.00
 Real Property Transfer Tax: \$ 5.20

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

5. Partial Interest: Percent being transferred: _____%

The undersigned Seller (Grantor)/Buyer (Grantee), declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.1 that the information provided is correct to the best of their information and belief, and can be supported by documentation called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claim of exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% 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: Jenna Goulet
 Address: 401 McLeod St
 City: Elko
 State: NV
 Telephone: () 725-387611
 Capacity: Owner

BUYER (GRANTEE) INFORMATION

Buyer Signature: Ross O. Eardley
 Print Name: Ross O. Eardley
 Address: 469 Idaho St
 City: Elko
 State: Nev
 Telephone: () 725-738-4046
 Capacity: Attorney

COMPANY REQUESTING RECORDING

Co. Name: Chapman Land & Investment Est. #: _____

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