

DEED

THIS INSTRUMENT, made this 25th day of February, 2002, by and between ISABEL KITCHEN, a woman, and WALTER R. KITCHEN, a married man as his sole and separate property, and JOSEPH. KITCHEN, a married man as his sole and separate property, parties of the first part, and RICHARD P. BAKER and MARIANA TITUS, husband and wife, parties of the second part;

WITNESSETH:

That the parties of the first part, for good and valuable consideration, to them in hand paid by the parties of the second part, the receipt whereof is hereby acknowledged, do 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:

Lots 21, 22, 24, 25 and 26, in Block 77, of the Town of Eureka, State of Nevada, as the same appears on the official map filed in the Office of the County Recorder, Eureka County, State of Nevada.

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EXCEPTING HEREFROM all uranium, thorium, or any other materials which is or may be determined to be peculiarly essential to the production of fissionable materials, whether or not of commercial value reserved by the United States of America, by Patent recorded December 19, 1947, in Book 23, Page 226, Deed Records, Eureka County, Nevada.

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

TOGETHER with any and all buildings and improvements situate thereon.

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

-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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THIS DEED IS BEING SIGNED IN COUNTER-PART

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 parties of the first part have hereunto set their hands the day and year first above written.

COUNTERSIGNED
ISABEL KITCHEN

Walter R. Kitchen
WALTER R. KITCHEN

By _____
JOSEPH HENRY KITCHEN
Attorney-in-Fact

COUNTER SIGNED

JOSEPH H. KITCHEN

STATE OF _____)
 : SS.
COUNTY OF _____)

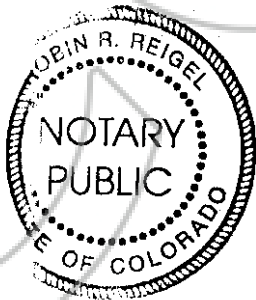
This instrument was acknowledged before me on _____, 2002, by JOSEPH HENRY KITCHEN, as attorney-in-fact for ISABEL KITCHEN.

NOTARY PUBLIC

STATE OF Colorado)
 : SS.
COUNTY OF Custer)

This instrument was acknowledged before me on 26, 2002, by WALTER R. KITCHEN

Robin R. Reigel
NOTARY PUBLIC



STATE OF)
 : SS.
COUNTY OF)

This instrument was acknowledged before me on _____, 2002, by JOSEPH H. KITCHEN.

NOTARY PUBLIC

Send Tax Statements Grantees:

Richard P. Baker
Mariana Titus
1122 N. Soledad Str
Santa Barbara, CA 903

COOPY

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OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
Stewart Title
02 MAR -8 AM 10: 57

LUREKA COUNTY NEVADA
M.N. REBALEATI, RECORDER
FILE NO. FEES / 6⁰⁰

177838

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**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s):
 a) 001-032-02
 b) _____
 c) _____
 d) _____

FOR RECORDERS OPTIONAL USE ONLY
 Document/Instrument No.: 177838
 Book: 346 Page: 264
 Date of Recording: 3-8-02
 Notes: _____

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

3. Total Value/Sales Price of Property \$ 38,240.00
 Deed in Lieu of Foreclosure On Value of Property) \$ _____
 Transfer Tax Value \$ 38,240.00
 Real Property Transfer Tax Due \$ 50.05

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 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 disallowance of any claimed exemption or other determination of additional taxes, 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.

Signature: Walter R. Kitch Capacity: _____
 Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
 (required)

Print Name: Walter R. Kitch
 Address: PO Box 1190
 City/State/Zip: Silvercliff, NV 89422

BUYER (GRANTEE) INFORMATION
 (required)

Print Name: Richard P. Baker
 Address: 112 North Soledad Street
 City/State/Zip: Santa Barbara, CA 93103

COMPANY/PERSON REQUESTING RECORDING (required if not the Seller or Buyer)

Company Name: STEWART TITLE OF NORTHEASTERN NEVADA Escrow No.: 02200288
 Address: 810 Idaho Street
 City/State/Zip: Elko, NV 89801

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