

178957

When recorded return to:
John E. Marvel, Esq.
PO Box 2645
Elko, NV 89801
Mail Tax Statements to:
James Baumann
P.O. Box 308
Eureka, NV 89316

APN:

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE is made and entered into this 17th day of October, 2002, by and between JEANETTE L. BAUMANN, a widow, "Grantor"; and JEANETTE L. BAUMANN and JAMES E. BAUMANN, Trustees of THE JEANETTE L. BAUMANN TRUST, dated March 27, 2000.

WITNESSETH:

That the said Grantor, for good and valuable consideration given by the Grantee, the receipt of which is hereby acknowledged, does by these presents, grant, bargain, sell, and convey unto the said Grantees, and their successors and assigns, all of Grantor's right, title, interest and estate in and to that certain property situate, lying, and being in the County of Eureka, State of Nevada, more particularly described on Exhibit "A" attached hereto, made a part hereof and incorporated herein 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.

TOGETHER WITH all of Grantor's right, title, interest and estate in and to all oil, gas, minerals, and mineral deposits of whatever kind and nature, and all geothermal resources in any and every form, located within, on, or beneath the surface of said land, or any portion thereof, including all of Grantor's right to use and consume so much of the surface thereof as may be required in prospecting, or exploring for, locating, drilling, developing, mining, producing, removing and transporting said oil, gas, minerals, mineral deposits, and geothermal resources, and including any leases, rentals and/or royalties thereon.

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

TO HAVE AND TO HOLD the said premises, together with the appurtenances,
unto the said Grantees, and their successors and assigns.

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

GRANTOR:

James E. Baumann
JEANETTE L. BAUMANN, by JAMES E.
BAUMANN, Attorney-in-fact pursuant to
that Power of Attorney dated November 13,
1997

STATE OF NEVADA)
)SS.
COUNTY OF Elko)

On Oct 17, 2002, personally appeared before me, a Notary Public, JAMES E. BAUMANN,
personally known to me to be the person whose name is subscribed to the above instrument who
acknowledged that he executed said instrument for and on behalf of JEANETTE L. BAUMANN
by that Power of Attorney dated November 13, 1997.

Veronica G. Eldridge
NOTARY PUBLIC

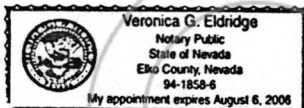


EXHIBIT "A"

LEGAL DESCRIPTION

The land referred to herein is situated in the State of Nevada County of EUREKA,, described as follows:

PARCEL 1:

TOWNSHIP 26 NORTH, RANGE 48 EAST, M.D.B.&M.

Section 13: Lot 4; SW1/4 SE1/4; SW1/4 NW1/4;
N1/2 SW1/4; SE1/4 SW1/4;

EXCEPTING THEREFROM all the oil and gas in and under said land, reserved by THE UNITED STATES OF AMERICA, in Patent recorded March 7, 1967, in Book 18, Page 245, Official Records, Eureka County, Nevada.

PARCEL 2:

TOWNSHIP 24 NORTH, RANGE 48 EAST, M.D.B.&M.

Section 13: W1/2 SW1/4; SE1/4 SW1/4;
Section 14: NE1/4 SE1/4;
Section 15: N1/2 NW1/4; SE1/4 NW1/4;
SW1/4 NE1/4;

TOWNSHIP 25 NORTH, RANGE 48 EAST, M.D.B.&M.

Section 24: SE1/4; E1/2 SW1/4;

TOWNSHIP 24 NORTH, RANGE 48 1/2 EAST, M.D.B.&M.

Section 13: SE1/4 NW1/4; S1/2 NE1/4; SE1/4;
Section 24: N1/2 NE1/4;

TOWNSHIP 25 NORTH, RANGE 48 1/2 EAST, M.D.B.&M.

Section 25: E1/2 SW1/4; SE1/4; Lots 3 and 4;
Section 36: N1/2 NE1/4;

TOWNSHIP 24 NORTH, RANGE 49 EAST, M.D.B.&M.

Section 18: Lots 2, 3, 4; E1/2 SW1/4;
Section 19: NE1/4 NW1/4; Lot 1;

TOWNSHIP 26 NORTH, RANGE 49 EAST, M.D.B.&M.

Section 6: Lots 6, 7 and 8;
Section 7: Lots 1, 2, 3 and 4;
Section 18: Lots 1, 2, 3 and 4;
Section 19: Lots 1, 2, 3 and 4;

EXCEPTING FROM SE1/4 NW1/4; S1/2 NE1/4; SE1/4; Section 13, N1/2 NE1/4; Section 24, TOWNSHIP 24 NORTH, RANGE 48 1/2 EAST, ~~and Lots~~

SCHEDULE A

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2, 3 and 4; E1/2 SW1/4, Section 18; NE1/4 NW1/4; Lot 1, Section 19, TOWNSHIP 24 NORTH, RANGE 49 EAST; SE1/4; E1/2 SW1/4, Section 24, TOWNSHIP 25 NORTH, RANGE 48 EAST; and E1/2 SW1/4; SE1/4; Lots 3 and 4, Section 25; N1/2 NE1/4, Section 36, TOWNSHIP 25 NORTH, RANGE 48 1/2 EAST, all coal and other minerals in and under said land, reserved by the United States of America, in Patents recorded in Book 20, Page 400, and Book 21, Page 307, Deed Records, Eureka County, Nevada.

PARCEL 3:

TOWNSHIP 24 NORTH, RANGE 48 EAST, M.D.B.&M.

Section 10; W1/2 NE1/4;

PARCEL 4:

TOWNSHIP 24 NORTH, RANGE 48 EAST, M.D.B.&M.

Section 13: S1/2 SW1/4 SE1/4;
Section 24: N1/2 NW1/4 NE1/4;

TOWNSHIP 26 NORTH, RANGE 48 EAST, M.D.B.&M.

Section 13: SW1/4 NW1/4 SE1/4;

TOWNSHIP 26 NORTH, RANGE 49 EAST, M.D.B.&M.

Section 30: Lot 1; N1/2 of Lot 6;

EXCEPTING FROM SW1/4 NW1/4 SE1/4, Section 13, TOWNSHIP 26 NORTH, RANGE 48 EAST; and Lot 1; N1/2 of Lot 6, Section 30, TOWNSHIP 26 NORTH, RANGE 49 EAST, all oil and gas in and under said land, reserved by the United States of America, in Patent recorded November 7, 1974, in Book 50, Page 246, Official Records, Eureka County, Nevada.

EXCEPTING FROM S1/2 SW1/4 SE1/4, Section 13; N1/2 NW1/4 NE1/4, Section 24, TOWNSHIP 24 NORTH, RANGE 48 EAST, all the geothermal steam and associated resources in and under said land, reserved by the United States of America, in Patent recorded November 7, 1974, in Book 50, Page 246, Official Records, Eureka County, Nevada.

FURTHER EXCEPTING FROM Parcels 1, 2 and 3, an undivided 50% interest into any and all mineral rights, oil or gas owned by the Seller, in and under said land, reserved by Walter E.

Baumann and Jeanette Baumann, in Deed recorded May 5, 1977, in Book 59, Page 60, Official Records, Eureka County, Nevada.

FURTHER EXCEPTING FROM Parcels 1, 2, 3 and 4 an undivided one-half interest in and to all of Walter E. Baumann's right, title and interest in and to all coal, oil, gas, and minerals of every kind and nature whatsoever and geothermal rights, lying in and under said land as reserved in Deed recorded August 9, 1988, in Book 182, Page 150, Official Records, Eureka County, Nevada.

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OFFICIAL RECORDS

John E. Marvel, atty
02 OCT 24 AM 10:07

EUREKA COUNTY NEVADA
WILL REBALEATI, RECORDER
FILE NO. FEES 18.00

178957

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State of Nevada
Declaration of Value

1. Assessor Parcel Number(s)

- a) _____
b) _____
c) _____
d) _____

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument # 178957
Book: 352 Page 194
Date of Recording: 10-24-02
Notes: _____

2. Type of Property:

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

3. Total Value/Sales Price of Property:

\$ 0

Deduct Assumed Liens and/or Encumbrances:

(_____)

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

Transfer Tax Value per NRS 375.010, Section 2:

\$ _____

Real Property Transfer Tax Due:

\$ 0

4. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090, Section: (8)

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: _____
Print Name: _____
Address: _____
City: _____
State: _____
Telephone: () _____
Capacity: _____

BUYER (GRANTEE) INFORMATION

Buyer Signature: _____
Print Name: _____
Address: _____
City: _____
State: _____
Telephone: () _____
Capacity: _____

COMPANY REQUESTING RECORDING

Co. Name: _____ Esc. #: _____

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