

181785

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:

GANT, BARGAIN AND SALE DEED

THIS INSTRUMENT is made and entered into this 23rd day of April, 2003, by and between **JAMES BAUMANN**, Trustee of the Jeanette L. Baumann Trust, "Grantor"; and **JAMES E. BAUMANN** married man as his sole and separate property, **JOANNE L. STONE**, an unmarried woman, and **MARILYN J. STEINER**, a married woman as her sole and separate property, collectively "Grantees."

WITNESSETH:

That the said Grantor, for good and valuable consideration given by the Grantees, the receipt of which is hereby acknowledged, does by these presents, grant, bargain, sell and convey, unto the said Grantees, tenants in common in equal shares, each as to an undivided one-third (1/3) interest, and their respective heirs, executors, administrators, successors and assigns, all of Grantor's right, title, interest and estate in and to all 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 oils, 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 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 all of Grantor's right, title and interest in and to that certain Mining Lease with Option to Purchase dated October 1, 1996, by and between Walter E. Baumann and Jeanette Baumann, as "Lessor," and Placer Dome, U. Inc., a California corporation, as "Lessee."

TO HAVE AND TO HOLD the said premises, together with the appurtenances, unto the said Grantees, as tenants in common in equal shares, each as to an undivided one-third (1/3) interest, and their respective heirs, executors, administrators, successors and assigns.

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

GRANTOR:

The Jeanette L. Baumann Trust

By: James E. Baumann
JAMES E. BAUMANN, Trustee

STATE OF NEVADA)
)SS.
COUNTY OF Eureka

On April 23, 03, 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.

Maryjo Castaneda
NOTARY PUBLIC

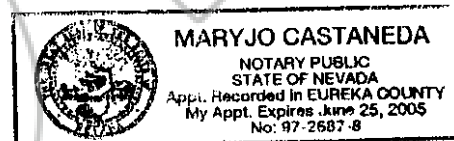


EXHIBIT "A"

All that certain property, lying and being in the County of Eureka, State of Nevada, more particularly described as follows:

TOWNSHIP 26 NORTH RANGE 48 EAST, MDB&M

Section 3: NE $\frac{1}{4}$ SW SW $\frac{1}{4}$ SE $\frac{1}{4}$

Containing 80 acres, more or less

BOOK **361** PAGE **191**
OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
Marvel & Kump
2003 MAY -9 PM 2:12

EUREKA COUNTY NEVADA
M.N. REBALEATI, RECORDER
FILE NO. FEES **16.00**

181785

State of Nevada Declaration of Value

1. Assessor Parcel Num(s)

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

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument # 181785
Book 361 Page 391
Date of Recording: 5/9/03
Notes: _____

2. Type of Property:

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

3. Total Value/Sales Price of property:

\$ _____

Deduct Assumed Liens and Encumbrances:

(_____)

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

Transfer Tax Value per NRS 375.010, Section 2:

\$ _____

Real Property Transfer Tax:

\$ 0

4. If Exemption Claimed:

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

b. Explain Reason Exemption: _____

5. Partial Interest: Percent being transferred: _____ %

The undersigned Seller(s) and/or Buyer(s) (Grantee), declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.030, 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 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: James E. Baumann by: Michael J. Kump

Print Name: James E. Baumann

Address: P.O. Box 308

City: Eureka

State: NV

Telephone: () _____

Capacity: _____

BUYER (GRANTEE) INFORMATION

Buyer Signature: James E. Baumann by: Michael J. Kump

Print Name: James E. Baumann

Address: P.O. Box 308

City: Eureka

State: NV

Telephone: () _____

Capacity: _____

COMPANY REQUESTING RECORDING

Co. Name: _____ Esc. #: _____

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