

181964

APN: 005-610-14

MAIL TAX STATEMENT AND
RECORDING REQUEST AND
WHEN RECORDED RETURN TO:

Slagowski Ranches, Inc.
HC 65-30 Pine Valley
Carlin, NV 89822

mail tax statement above

25341-DBR
03011190

GRANT, BARGAIN AND SALE DEED

THIS GRANT, BARGAIN AND SALE DEED is made this 27th day of May, 2003 by and between **NEVA LAND AND RESOURCE COMPANY, LLC**, a Delaware limited liability company, whose address 704 W. Nye Lane, Suite 201, Carson City, Nevada, 89703 (referred to as "**GRANTOR**") and **SLAGOWSKI RANCHES, INC.**, a Nevada corporation (referred to as "**GRANTEE**").

GRANTOR, in consideration of the sum of Ten Dollars (\$10.00), lawful money of the United States, and other good and valuable consideration to **GRANTOR** paid by the **GRANTEE**, the receipt of which **GRANTOR** acknowledges, these presents grants, bargains and sells to **GRANTEE**, and to **GRANTEE's** successors and assigns forever all right, title and interest in and to that certain real property situated in Eureka County, State of Nevada, more particularly described on Exhibit A, except the mineral estate and interest reserved to **GRANTOR**.

Together with all singular the tenements, hereditaments and appurtenances belonging, or in anywise appertaining, to the real property, and the reversion and reversions, remainder and remainders, rents, issues and profits of the real property:

To have and to hold the real property above described with the appurtenances, unto **GRANTEE**, and to **GRANTEE's** heirs, and successors and assigns forever.

GRANTOR reserves to itself the exclusive right and privilege to enter on the property for the purposes of exploration and prospecting for the development, extraction, mining, production, removal and sale of all minerals, mineral substances, metals, ore-bearing materials, coal, oil, gas, other hydrocarbons, geothermal steam, liquids or brines, heat, other geothermal resources and rocks of every kind, except sand and gravel. The mineral estate and rights reserved to **GRANTOR** include all of the right, title and interest to minerals in, on or under the property, including, but not limited to, the surface and subsurface of the property, all minerals, mineral elements and compounds and ores, together with all easements and rights-of-way reserved or granted in, on or under the property, together with any and all lodes, veins and mineral deposits extending from or into or contained in the property. The term "mine" shall include all mineral elements and compounds, including by way of example and not by limitation, all iron, copper, gold, silver and other metals, whether the same are presently known to exist on the property or are subsequently discovered on the property, and regardless of the method of extraction, mining or processing of the same (whether open pit or strip mining, underground mining, surface or subsurface leaching) whether presently or subsequently employed, invented, or developed. **GRANTOR** reserves to itself the rights of egress and ingress to and from the property for any and all purposes related to the mineral estate reserved to **GRANTOR**. **GRANTOR** shall conduct all of its activities in accordance with all applicable laws, regulations, and ordinances and shall defend, indemnify and hold **GRANTEE** from and against all actions, claims, damages and losses result from **GRANTOR's** exercise of the rights appurtenant to its reserved mineral estate. **GRANTOR** shall compensate **GRANTEE** for surface damages resulting from **GRANTOR's** activities related to **GRANTOR's**

reserved mineral estate. If antee and Grantor are unable to mutually determine the damages resulting to the surface, such damages shall be determined by a mutually acceptable independent appraiser who shall determine the fair market value of the face damaged as a result of Grantor's activities.

GRANTOR makes representation or warranty concerning the effect of that certain Minerals Lease dated August 3, 1987, by and between Southern Pacific Land Company, a California corporation, as lessor, and SFP Minerals Corporation, Delaware corporation, as lessee, to the degree or the extent that the same applies and is enforceable against property described in this Grant, Bargain and Sale Deed, if at all.

GRANTOR has dated this Grant, Bargain and Sale Deed the day and year first above written.

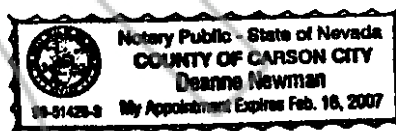
**NEVADA LAND AND RESOURCE COMPANY, LLC, A
DELAWARE LIMITED LIABILITY COMPANY**

By: *Dorothy A. Timian-Palmer*
Dorothy A. Timian-Palmer
Chief Operating Officer

STATE OF NEVADA)
) ss.
COUNTY OF CARSON CITY)

This instrument was acknowledged before me on May 27, 2003, by Dorothy A. Timian-Palmer its Chief Operating Officer and for Nevada Land and Resource Company, LLC, a Delaware limited liability company.

Deanne Newman
Notary Public



Order No.: 030190

EXHIBIT "A"

LEGAL DESCRIPTION

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

TOWNSHIP 28 NOR, RANGE 49 EAST, M.D.B.&M.

10 Section 17: A1

BOOK 362 PAGE 162
OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
Stewart
2003 JUN -5 AM 9:41
EUREKA COUNTY NEVADA
M.N. REBALEATI, RECORDER
FILE NO. FEES 16-00

181964

BOOK 362 PAGE 164

STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number(s)

- a) 05-610-14
- b)
- c)
- d)

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument #: 181964
Book: 362 Page: 162-164
Date of Recording: 6/5/03
Notes: _____

2. Type of Property:

- a) ☒ Vacant Land
- b) ☐ Single Fam. Res.
- c) ☐ Condo/Townhouse
- 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:

Deed in Lieu of Foreclosure Only (value of property): \$ 48,000.00
Transfer Tax Value: \$ 48,000.00
Real Property Transfer Tax: \$ 62.40

4. If Exemption Claimed:

- a. Transfer Tax Exempt, per NRS 375.090, Section: _____
- b. Explain Reason for Exemption: _____

5. Partial Interest: Percent 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 exception, 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.

Signature: [Signature] Capacity agent for Grantor

Signature: [Signature] Capacity agent for Grantee

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Nevada Land & Nurce Co., LLC
Address: 704 W. Nye Lane, St#1
City: Carson City
State: NV Zip: 89703

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Slagowski Ranches, Inc.
Address: HC 65-30 Pine Valley
City: Carlin
State: NV Zip: 89822

COMPANY/PERSON REQUESTING RECORDING (REQUIRED IF NOT THE SELLER/BUYER)

Print Name: Western Title Company, Inc. Esc. #: 00025341-501-DBR
Address: 301 W. WASHINGTON ST.
City/State/Zip: CARSON CITY, NV 89703