

APN: 005-490-22

R.P.T.T. \$124.80

RECORDING REQUESTED BY AND  
WHEN RECORDED RETURN TO:

Slagowski Ranches, Inc.

HC 65-33

Pine Valley

Carlin, NV 89822

mail tax statement  
to above

BOOK 379 PAGE 21-23  
OFFICIAL RECORDS  
RECORDED AT THE REQUEST OF  
*Stewart Title*  
2004 APR 26 AM 9:59

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

186728

04010555

### GRANT, BARGAIN AND SALE DEED

**THIS GRANT, BARGAIN AND SALE DEED** is made this 2<sup>nd</sup> day of April, 2004 by and between **NEVADA LAND AND RESOURCE COMPANY, LLC**, a Delaware limited liability company, whose address is 704 W. Nye Lane, Suite 201, Carson City, Nevada, 89703 (referred to as "**GRANTOR**") and **SLAGOWSKI RANCHES, INC.**, a Nevada corporation, whose address is HC 65-33, Pine Valley, Carlin, NV 89822 (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, by 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, and more particularly described on Exhibit A, except the easement and mineral estate and interest reserved to **GRANTOR**.

Together with all and 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 and its successors and assigns an easement for ingress and egress over the real property described in Exhibit A, over existing trails, tracks and roadways for purposes of accessing and utilizing interests or properties owned or retained by **GRANTOR**.

**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 "minerals" shall include all mineral elements and compounds, including by way of example and not by limitation, all barite, copper, gold, iron, 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 resulting 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 Grantee 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 surface damaged as a result of Grantor's activities.

**GRANTOR** makes no representation or warranty concerning the effect of that certain Minerals Lease dated August 3<sup>rd</sup>, 1987, by and between Southern Pacific Land Company, a California corporation, as lessor, and SFP Minerals Corporation, a Delaware corporation, as lessee, to the degree or the extent that the same applies and is enforceable against the property described in this Grant, Bargain and Sale Deed, if at all.

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

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

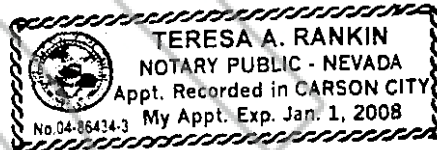
By: \_\_\_\_\_

*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 this 2<sup>nd</sup> day of April, 2004, by Dorothy A. Timian-Palmer its Chief Operating Officer of and for Nevada Land and Resource Company, LLC, a Delaware limited liability company.

*Teresa A. Rankin*  
Notary Public



**LEGAL DESCRIPTION**

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

TOWNSHIP 29 NORTH, RANGE 49 EAST, M.D.B.&M.

Section 29: All;

# STATE OF NEVADA DECLARATION OF VALUE

## 1. Assessor Parcel Number(s)

- a) 005-490-22
- b)
- c)
- d)

### FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument #: 186728  
Book: 379 Page: 21-23  
Date of Recording: 4-26-04  
Notes: \_\_\_\_\_

## 2. Type of Property:

- a) ☒ Vacant Land
- b) ☐ Single Fam. Res.
- c) ☐ Condo/Twnhse
- 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): \$ 32,000.00  
Transfer Tax Value: \$ 32,000.00  
Real Property Transfer Tax Due: \$ 124.80

## 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 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: DB Brueckner Capacity: Agent

Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

### SELLER (GRANTOR) INFORMATION (REQUIRED)

NEVADA LAND AND RESOURCE COMPANY, LLC  
704 W. NYE LANE, SUITE 201  
CARSON CITY, NV 89703

### BUYER (GRANTEE) INFORMATION (REQUIRED)

SLAGOWSKI RANCHES, INC., a Nevada corporation  
HC 65-33 PINE VALLEY  
CARLIN, NV 89822

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

Print Name: Western Title Company, Inc. Esc. #: 00026717-501-DBR  
Address: 301 W. WASHINGTON ST.  
City/State/Zip: CARSON CITY, NV 89703