

APN: 005-690-11

Recording Requested By
and Return to:

Grantee's Address/

Mail tax statement to:

5330 Solaray
Las Vegas, NV 89131

04222104

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made and entered into this 17 day of Sept,
2004, by and between **LARRY G. OAKES**, Grantor, and **DELMAR D. DINKINS**, an
unmarried man, Grantee.

WITNESSETH:

FOR VALUABLE CONSIDERATION RECEIVED, Grantor does hereby grant,
bargain, sell and convey unto said Grantee, and to the assigns, and the heirs, executors, and
administrators of the Grantee, forever, all that certain lot, piece, or parcel of land situate,
lying and being in the County of Eureka, State of Nevada, and more particularly described as
follows:

TOWNSHIP 30 NORTH, RANGE 50 EAST, M.D.B.&M.

Section 5: SE1/4 NE1/4;

CS **EXCEPTING THEREFROM** 90% in and to coal, oil, gas and other minerals
of every kind and nature whatsoever, lying in under said land, as reserved by
Strathearn Cattle Company, et al, in deed recorded May 25, 1959 in Book 25,
Page 297, Deed Records, Eureka County, Nevada.

FURTHER EXCEPTING THEREFROM all minerals, royalties, mineral
rights, mineral deposits, oil and gas, and oil and gas rights, and coal, lying in
and under said land, as reserved by Earl Edgar and Delores Edgar, his wife, in
deed recorded July 30, 1976 in Book 55, Page 597, Official Records, Elko
County, Nevada.

GOICOECHEA, DIGRAZIA, COYLE & STANTON, LTD.
ATTORNEYS AT LAW
530 IDAHO STREET - P.O. BOX 1358
ELKO, NEVADA 89801
(775) 738-8091

BOOK 395 PAGE 265-266
OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
Stewart Title Co
2004 SEP 27 PM 1:51

EUREKA COUNTY, NEVADA
M.N. REBALEATI, RECORDER
FILE NO. FEES \$ 5.00

192773

FURTHER EXCEPTING THEREFROM 100% of all oil, gas, minerals and products derived therefrom, lying in and under said land, as reserved by Gregory D. Fox, Trustee to Eugene A. Fox Trust in deed recorded May 10, 1993, in Book 247, Page 178, Official Records, Eureka County, Nevada.

SUBJECT TO any and all exceptions, reservations, restrictions, restrictive covenants, assessments, easements, rights and rights-of-way of record.

TOGETHER WITH all buildings and improvements situate 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 Grantee, and to the assigns, and the heirs, executors and administrators of the Grantee, forever.

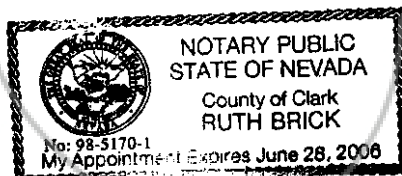
IN WITNESS WHEREOF, the Grantor has executed this deed the day and year first hereinabove written.

GRANTOR:


LARRY G. OAKES

STATE OF NEVADA)
 : ss.
COUNTY OF Clark)

This instrument was acknowledged before me on the 17th day of Sept, 2004, 2004, by **LARRY G. OAKES**.




NOTARY PUBLIC

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192773

Page 2 of 2

BOOK 395 PAGE 266

STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number(s):

- a) 005-690-11
b) _____
c) _____
d) _____

2. Type of Property:

- a) XX Vacant Land b) _____ 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

\$ 10,000.00

Deed in Lieu of Foreclosure Only (Value of Property)

\$ _____

Transfer Tax Value

\$ 10,000.00

Real Property Transfer Tax Due:

\$ 39.00

4. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090, Section: _____

b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 100 %

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 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: Larry G. Oakes Capacity: Seller

Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION

(required)

Print Name: Larry G. Oakes
Address: 990 Equestrian Drive #1304
City/State/Zip: Henderson, NV 89015

BUYER (GRANTEE) INFORMATION

(required)

Print Name: Delmar D. Dinkins
Address: 5330 Solaray
City/State/Zip: Las Vegas, NV 89131

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

Company Name: STEWART TITLE OF Northeastern Nevada Escrow No.: 04222104
Address: 810 Idaho Street
City/State/Zip: Elko, Nevada 89801

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

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument No.: 192773

Book: 395 Page: 265-266

Date of Recording: 9-27-04

Notes: _____

**STATE OF NEVADA
DECLARATION OF VALUE**

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c) _____
d) _____

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Signature: _____ Capacity: _____

Signature: Delmar D. Dinkins Capacity: Buyer

SELLER (GRANTOR) INFORMATION
(required)

Print Name: Larry G. Oakes
Address: 990 Equestrian Drive #1304
City/State/Zip: Henderson, NV 89015

BUYER (GRANTEE) INFORMATION
(required)

Print Name: Delmar D. Dinkins
Address: 5330 Solaray
City/State/Zip: Las Vegas, NV 89131

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Document/Instrument No.: 192723

Book: 395 Page: 265-266

Date of Recording: 9-27-04

Notes: _____
