

A.P.N: 6-060-01, 6-060-02, 6-060-03, 6-060-04
6-060-06, 6-060-08, 6-060-10

RECORDING REQUESTED BY:

Wilson and Barrows, Ltd.
442 Court Street
Elko, Nevada 89801

SEND TAX STATEMENTS TO:

Leroy and Sandy Sestanovich
HC 65, Box 45
Carlin, NV 89822

BOOK 404 PAGE 281-284
OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
Wilson & Barrows Ltd
2005 JAN 24 AM 9:33

EUREKA COUNTY, NEVADA
M.N. REBALEATI, RECORDER
FILE NO. FEES \$17⁰⁰

195413

GRANT, BARGAIN AND SALE DEED

FOR VALUE RECEIVED the undersigned Grantor hereby grants, bargains and sells the following real property in the County of Eureka, State of Nevada, to the following Grantees:

Grantor No. 1: LeRoy Sestanovich and Sandy Sestanovich, his wife, as to an undivided 70.85%
Address: HC 65, Box 45
Carlin, NV 89822

Grantor No. 2: Lorraine B. Sestanovich, a widow, as to an undivided 29.15%
Address: Box 276
Battle Mountain, NV 89820

Grantee: LeRoy Sestanovich Ranch, LLC
HC 65, Box 45
Carlin, NV 89822

Estate conveyed: Fee simple

Legal description of property conveyed:

(See Exhibit A attached hereto and made a part hereof.)

DATED this 3rd day of January, 2005.

GRANTOR:

LeRoy Sestanovich
LeRoy Sestanovich

Sandy Sestanovich
Sandy Sestanovich

Lorraine B. Sestanovich
Lorraine B. Sestanovich

STATE OF NEVADA,)
) ss.
COUNTY OF ELKO.)

On January 20th, 2005, personally appeared before me, a Notary Public, Leroy Sestanovich and Sandy Sestanovich, personally known (or proved) to me to be the persons whose names are subscribed to the above instrument who acknowledged that they executed the above instrument on.

Stewart R. Wilson

NOTARY PUBLIC



STEWART R. WILSON
NOTARY PUBLIC • STATE of NEVADA
Elko County • Nevada
CERTIFICATE # 92-0524-6
APPT. EXP. MARCH 21, 2008

STATE OF NEVADA,)
) ss.
COUNTY OF ELKO.)

On January 11, 2005, personally appeared before me, a Notary Public, Lorraine B. Sestanovich personally known (or proved) to me to be the person whose name is subscribed to the above instrument who acknowledged that she executed the above instrument on.



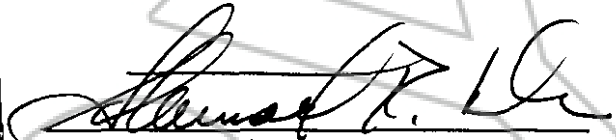

NOTARY PUBLIC

EXHIBIT A

Township 27 North, Range 52 East, MDB&M

Section 8: N $\frac{1}{2}$ NE $\frac{1}{4}$
Section 9: SW $\frac{1}{4}$ NW $\frac{1}{4}$; E $\frac{1}{2}$ SW $\frac{1}{4}$
Section 15: S $\frac{1}{2}$ SE $\frac{1}{4}$
Section 22: N $\frac{1}{2}$ NE $\frac{1}{4}$
Section 23: N $\frac{1}{2}$ NW $\frac{1}{4}$; NW $\frac{1}{4}$ NE $\frac{1}{4}$; NE $\frac{1}{4}$ SW $\frac{1}{4}$; SE $\frac{1}{4}$ NW $\frac{1}{4}$; SW $\frac{1}{4}$ NE $\frac{1}{4}$

PRATT FIELD

Township 27 North, Range 52 East, MDB&M

Section 10: SE $\frac{1}{4}$ SW $\frac{1}{4}$; SW $\frac{1}{4}$ SE $\frac{1}{4}$
Section 11: NW $\frac{1}{4}$ NW $\frac{1}{4}$
Section 15: SW $\frac{1}{4}$ NW $\frac{1}{4}$; N $\frac{1}{2}$ SW $\frac{1}{4}$; NW $\frac{1}{4}$ NE $\frac{1}{4}$

TOGETHER WITH all improvements situate thereon.

TOGETHER WITH all water, water rights, rights to the use of water, dams, ditches, canals, pipelines, reservoirs, wells and all other means for the diversion or use of water appurtenant to the real property, or any part thereof, or now or hereafter used or enjoyed in connection therewith, for irrigation, stockwatering, domestic or any other use, or for the drainage of all or any part of said lands, including, but without limitation thereto, the following Certificates of Appropriation: 01211, 01212, 2717, 4521, 4522, 47580.

TOGETHER WITH all range rights and grazing rights owned by the Grantor, or permitted in connection with any of said property.

TOGETHER WITH all easements and rights of way.

TOGETHER WITH all right, title and interest in and to those minerals and mineral rights of every name or nature, including coal, oil, gas, hydrocarbon products and geothermal resources, situate upon, beneath, or within said property.

05010211.jas.wpd
January 11, 2005

195413

STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number (s)

- a) 6-060-01, 6-060-02, 6-060-03,
b) 6-060-04, 6-060-06, 6-060-08,
c) 6-060-10
d) _____

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument#: 195413
Book: 404 Page: 281-284
Date of Recording: 1-24-05
Notes: _____

2. Type of Property:

- | | | | |
|--|--------------|-----------------------------|-----------------|
| a) <input type="checkbox"/> | Vacant Land | b) <input type="checkbox"/> | Single Fam Res. |
| c) <input type="checkbox"/> | Condo/Twnhse | d) <input type="checkbox"/> | 2-4 Plex |
| e) <input type="checkbox"/> | Apt. Bldg. | f) <input type="checkbox"/> | Comm/Vndt |
| g) <input checked="" type="checkbox"/> | Agricultural | h) <input type="checkbox"/> | Mobile Home |
| i) <input type="checkbox"/> | Other | | |

3. Total Value/Sales Price of Property:

\$ _____

Real Property Transfer Tax Due:

(Tax is computed at \$1.95 per \$500 value)

\$ - 0 -

4. If Exemption Claimed:

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

b. Explain Reason for Exemption:

Transfer to corporation or other business organization; persons conveying own 100%

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 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 [Signature] Capacity atty
Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: LEROY SESTANOVICH and
Address: SANDY SESTANOVICH and
City: LORRAINE B. SESTANOVICH
State: HC 65, Zip: Box 45
Carlin, NV 89822

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: LeROY SESTANOVICH RANCH, LLC.
Address: HC 65, Box 45
City: Carlin, NV 89822
State: _____ Zip: _____

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: WILSON AND BARROWS, LTD. Escrow # _____
Address: 442 Court Street
City: Elko State: NV Zip: 89801