

A.P.N. # 22 AND 23
When recorded, please return to:

Greenberg Glusker Fields Claiman
Machtinger & Kinsella LLP
1900 Avenue of the Stars, Suite 2100
Los Angeles, CA 90067
Attention: Arnold D. Kahn, Esq.

For tax statements, please send to:

Roy L. Ash and Lila M. Ash, Trustees
1900 Avenue of the Stars, Suite 1600
Los Angeles, CA 90067

BOOK 418 PAGE 43-46
OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
Crown & Thompson
2005 JUL 25 PM 2:04
EUREKA COUNTY, NEVADA
M.N. REBALEATI, RECORDER
FILE NO. FEES \$1700
200131

GRANT, BARGAIN AND SALE DEED AND ASSIGNMENT

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, Roy L. Ash and Lila M. Ash, husband and wife, whose address for purposes hereof is 1900 Avenue of the Stars, Suite 1600, Los Angeles, California 90067 ("Owners") do hereby grant, bargain and sell unto Roy L. Ash and Lila M. Ash, as Trustees of The Ash Family Trust dated December 9, 2004 (the "Trust"), whose address for purposes hereof is 1900 Avenue of the Stars, Suite 1600, Los Angeles, California 90067, all of Owners' right, title and interest in and to the following fee lands in Eureka County, Nevada (the "Property"):

Township 34 North, Range 51 East, M.D.B. & M.:

Section 35: Lots 1, 2, 4, 5, 7, 8, 9, 10, 11;
E1/2NW1/4SW1/4; NE1/4SW1/4; NW1/4NE1/4; E1/2SW1/4NE1/4;
E1/2NE1/4NW1/4; NW1/4SE1/4

TOGETHER WITH all of the rights, privileges and franchises incident to the Property, and all and singular the tenements and hereditaments thereunto or in anywise appertaining, and the rents, issues and profits thereof; and also all the estate, right, title, interest, property, possession, claim and demand whatsoever, as well in law as in equity of Owners, of, in or to the Property and every part and parcel thereof, including all after acquired title, and together with all water, stockwatering and reservoir rights and all rights-of-way and easements and any other appurtenant or ancillary rights pertaining to the Property and owned or held by Owners.

TO HAVE AND TO HOLD all and singular the Property, unto the Trustees in trust for the Trust, their successors and assigns forever.

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, Owners hereby assign and convey to Roy L. Ash and Lila M.

Ash, as Trustees of The Ash Family Trust dated December 9, 2004, all of Owners' interest in that Mining Lease dated as of August 20, 1982, which covers Owners' interest in the Property, between Carlin Gold Company and Roy L. and Lila M. Ash, a Memorandum of which was recorded in the official records of Eureka County, Nevada on August 20, 1982, in Book 104 at Page 446, as amended by that Lease Amendment Agreement dated as of March 18, 1993, between Newmont Gold Company (f/k/a/ Carlin Gold Company) and Roy L. and Lila M. Ash, a Memorandum of which was recorded in the official records of Eureka County, Nevada on October 27, 1993, in Book 254 at Page 504 (collectively, the "Mining Lease"). The Trust hereby agrees to be bound by all of the terms and conditions of the Mining Lease and to assume all of Owners' obligations thereunder.

IN WITNESS WHEREOF, Owners and the Trustees, on behalf of the Trust have executed this instrument as of June 2, 2005.

OWNERS:

Roy L. Ash
Roy L. Ash

Lila M. Ash
Lila M. Ash

THE TRUST:

Roy L. Ash
Roy L. Ash, Trustee

Lila M. Ash
Lila M. Ash, Trustee

ACKNOWLEDGMENTS

STATE OF CALIFORNIA)
) ss.
CITY AND COUNTY OF LOS ANGELES)

The foregoing instrument was acknowledged before me on June 2, 2005, by Roy L. Ash, in his individual capacity.

Witness my hand and official seal.

My Commission expires: 11/13/05

Marilyn L. Robinson
Notary Public



STATE OF CALIFORNIA)
) ss.
CITY AND COUNTY OF LOS ANGELES)

The foregoing instrument was acknowledged before me on June 2, 2005, by Lila M. Ash, in her individual capacity.

Witness my hand and official seal.

My Commission expires: 11/13/05

Marilyn L. Robinson
Notary Public



STATE OF CALIFORNIA)
) ss.
CITY AND COUNTY OF LOS ANGELES)

The foregoing instrument was acknowledged before me on June 2, 2005, by Roy L. Ash, as Trustee of The Ash Family Trust.

Witness my hand and official seal.

My Commission expires: 11/13/05

Marilyn L. Robinson
Notary Public

STATE OF CALIFORNIA)
) ss.
CITY AND COUNTY OF LOS ANGELES)



The foregoing instrument was acknowledged before me on June 2, 2005, by Lila M. Ash, as Trustee of The Ash Family Trust.

Witness my hand and official seal.

My Commission expires: 11/13/05

Marilyn L. Robinson
Notary Public



200131

State of Nevada Declaration of Value

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument #:	<u>200131</u>
Book:	<u>418</u>
Date of Recording:	<u>43-46</u> Page: _____
Notes:	<u>7-25-05</u>

1. Assessor Parcel Number(s)
 a) 22 and 23 (Mineral Estate Only)
 b) _____
 c) _____
 d) _____

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: \$ n/a
 Deed in Lieu of Foreclosure Only (value of property) \$ n/a
 Transfer Tax Value: \$ n/a
 Real Property Transfer Tax Due: \$ 0

4. If Exemption Claimed:
 a. Transfer Tax Exemption, per NRS 375.090, Section: 8
 b. Explain Reason for Exemption: Transfer from owners as trustors to family trust
 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 Roy L. Ash Capacity Trustor
 Signature S. M. Ash Capacity Trustee

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Roy L. Ash, Trustor, c/o Arnold D. Kahn
 Address: 1900 Avenue of the Stars, Suite 2100
 City: Los Angeles
 State: CA Zip: 90067

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Roy L. Ash, Trustee, c/o Arnold D. Kahn
 Address: 1900 Avenue of the Stars, Suite 2100
 City: Los Angeles
 State: CA Zip: 90067

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: _____
 Address: _____
 City: _____ State: _____ Zip: _____