

APN: MASTER NUMBER: 007-050-06
007-050-04; 007-050-05
007-050-06; 007-050-07
007-050-09; 007-050-10
007-060-02

BOOK 439 PAGE 203-207
OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
First American Title
2006 JUL 20 PM 2:08

EUREKA COUNTY, NEVADA
M.N. REBALEATI, RECORDER
FILE NO. FEES 1800

Recording Requested
by & Return to:
First American Title Company of Nevada
2715 Argent Ave, Suite 5
Elko, NV 89801

205422

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made and entered into this 19th day of July, 2006, by and between ART GALE and FRANCES GALE, his wife, Grantors, and IDAHO GENERAL MINES, INC., a corporation organized and existing under and by virtue of the laws of the State of Idaho, Grantee.

FOR VALUABLE CONSIDERATION RECEIVED, Grantors do hereby grant, bargain, sell and convey unto the said Grantee, its successors and assigns, forever, all that real property located in the County of Eureka, State of Nevada, described as follows:

All that certain ranch real property described on Exhibit "A" attached hereto and made a part hereof.

TOGETHER WITH all buildings, permanent fences and other improvements including, without limitation, residence, corrals and loading chutes.

TOGETHER WITH all right, title and interest in and to any water rights appurtenant to the real property described herein including, but not limited to, those water rights described in Exhibit "B" attached hereto and made a part hereof; all applications, proofs, permits, maps and certificates relating to such water and water rights; all dams, ditches, diversions, pipelines, structures, headgates, culverts, ponds; all devices and controls used to apply such water and water rights to beneficial use and all stockwater equipment, facilities, troughs, tanks, pumps, reservoirs, ponds and other stockwater improvements on said lands.

GOICOECHEA, DIGRAZIA
COYLE & STANTON, LTD.
Attorneys at Law
530 Idaho Street - P. O. Box 1358
Elko, Nevada 89801
(775) 738-8091

TOGETHER WITH all rights, privileges, preferences, term permits and leases to graze livestock on the public lands administered by the United States Department of the Interior, Bureau of Land Management, based upon, appurtenant to or used in connection with the real property or any portion thereof, with all range improvements and stockwater rights on the public lands grazed pursuant to these preferences and the cooperative agreements and permits therefor.

TOGETHER WITH all interest in and to all oil, gas, mineral, gravel and geothermal rights presently owned by First Party.

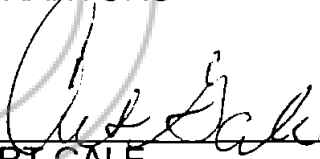
SUBJECT TO:


1. All rights-of-way and easements for any existing roads, trails or other purposes, in, under, over, through or across said premises.
2. Agricultural use property tax assessment under the so-called "Greenbelt" agricultural property tax law of Nevada.
3. All reservations, if any, affecting the property.

TO HAVE AND TO HOLD, the said premises, together with the appurtenances, unto the said Grantee, its successors and assigns, forever.

IN WITNESS WHEREOF, the Grantors have executed this deed the day and year first hereinabove written.

GRANTORS


ART GALE


FRANCES GALE

GOICOECHEA, DiGRAZIA
COYLE & STANTON, LTD.
Attorneys at Law
530 Idaho Street - P. O. Box 1358
Elko, Nevada 89801
(775) 738-8091

STATE OF NEVADA)
)
) : ss.
COUNTY OF Elko)

This instrument was acknowledged before me on July 19, 2006,
by ART GALE.



Kathy Lemich

NOTARY PUBLIC

STATE OF NEVADA)
)
) : ss.
COUNTY OF Elko)

This instrument was acknowledged before me on July 19, 2006,
by FRANCES GALE.



Kathy Lemich

NOTARY PUBLIC

GOICOECHEA, DIGRAZIA
COYLE & STANTON, LTD.
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EXHIBIT "A"

LEGAL DESCRIPTION

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

TOWNSHIP 23 NORTH, RANGE 52 EAST, M.D.B.&M.

Section 11: NE1/4NE1/4; SW1/4NE1/4;
Section 12: S1/2SW1/4;
Section 13: E1/2NW1/4; SW1/4NW1/4;
Section 24: E1/2; E1/2W1/2;
Section 25: NE1/4; E1/2NW1/4;
Section 36: N1/2NE1/4; W1/2NW1/4; NE1/4NW1/4; an undivided one-half interest in and to the SW1/4NE1/4 and the SE1/4NW1/4;

TOWNSHIP 23 NORTH, RANGE 53 EAST, M.D.B.&M.

Section 19: Lots 1, 2, 3 and 4;
Section 30: Lots 1 and 2;

EXCEPTING THEREFROM an undivided one-half interest in and to all oil and gas, or oil or gas, situate, lying or being under the surface of said land as reserved in deed from THOMAS O. BATH, as Executor of the Estate of ANGELO C. FLORIO, Deceased, recorded June 23, 1954 in Book 24, Page 356, Deed Records, Eureka County, Nevada.

FURTHER EXCEPTING THEREFROM an undivided one-half interest in and to all oil, gas and mineral rights on or beneath said land, conveyed to L. KENNETH COUNTRYMAN, et al, by deed recorded December 16, 1977, in Book 62, Page 225, Official Records, Eureka County, Nevada.

EXHIBIT "B"

<u>Permit #:</u>	<u>Certificate #:</u>	<u>Source:</u>	<u>Use:</u>
44743	11588	Underground (well)	Stockwater
47907	12306	Underground (well)	Stockwater
50962	13182	Underground (well)	Irrigation/Domestic
50963	13183	Underground (well)	Irrigation/Domestic
57835		Underground	Irrigation
57836		Underground	Irrigation
57837		Underground	Irrigation
57838		Underground (well)	Irrigation/Domestic
57839		Underground	Irrigation
57840		Underground	Irrigation
66062		Underground	Irrigation/Domestic
9440		Spring	Stockwater
9441		Call Spring	
9552		McBride Spring	
11004		Underground (well)	Stockwater
11008		Underground (well)	Stockwater
24012		Underground (well)	Stockwater
68122		Underground (well)	Stockwater

<u>Proof #:</u>	<u>Source:</u>	<u>Use:</u>
04471	Romano Springs #1	Stockwater
04472	Siri Springs #1	Stockwater
04473	Sulphur Springs #1	Stockwater
04474	Tule Springs	Stockwater
04475	Romano Springs-No: 2	Stockwater
04476	Romano Springs No. 2	Irrigation
04477	Siri Springs #1	Irrigation
04478	Sulphur Springs #1	Irrigation
04479	Romano Springs No. 1	Irrigation
04480	Tule Springs	Irrigation
04147	Stinking Spring	
04148	No Name Spring	

205422

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**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 007-050-06
- 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 _____

FOR RECORDERS OPTIONAL USE	
Book <u>439</u>	Page: <u>203-207</u>
Date of Recording: <u>7-20-06</u>	
Notes: _____	

3. Total Value/Sales Price of Property: \$1,650,000.00
 Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 Transfer Tax Value: \$1,650,000.00
 Real Property Transfer Tax Due: \$6,435.00 ✓

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 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 parties agree that 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: x [Signature]
 Signature: _____

Capacity: Grantee
 Capacity: _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

Print Name: Art R. Gale and Frances Gale
 Address: HC 62, Box 62176
 City: EUREKA
 State: NV Zip: 89316

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: Idaho General Mines, Inc.
 Address: North 10 Post Street Suite 610
 City: Spokane
 State: WA Zip: 99201

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

First American Title Company of
 Print Name: Nevada
 Address: 2715 Argent Avenue, Suite 5
 City: Elko

File Number: 151-2280690 KL/KL
 State: NV Zip: 89801

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

**STATE OF NEVADA
DECLARATION OF VALUE**

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- a) 007-050-06
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- i) Other _____

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Signature: [Handwritten Signature]

Capacity: Grantor

Signature: [Handwritten Signature]

Capacity: Grantor

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Art R. Gale and Frances Gale

Print Name: Idaho General Mines, Inc.

Address: HC 62, Box 62174

Address: North 10 Post Street Suite

City: EUREKA

City: Spokane

State: NV. Zip: 89314

State: WA Zip: 99201

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

First American Title Company of
 Print Name: Nevada
 Address: 2715 Argent Avenue, Suite 5
 City: Elko

File Number: 151-2280690 KL/KL
 State: NV Zip: 89801

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