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**Official Record**

Recording requested By  
NEVADA LAND & RESOURCE CO

Eureka County - NV  
Mike Rebaleati - Recorder

Fee: \$41.00

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RPTT:

Recorded By: FES

Book- 0460 Page- 0040

**WHEN RECORDED RETURN TO:**

Nickel/Jones, Inc.  
58082 Highway 93 South  
Polson, MT 59860



**APN: 04-300-05**

EASEMENT DEED

THIS INDENTURE, made this 2<sup>nd</sup> day of July, 2007, by and between NEVADA LAND AND RESOURCE COMPANY, LLC, a Nevada Limited Liability Company, hereinafter referred to as "Grantor," and NICKEL/JONES, INC., a Texas corporation whose address is 58082 Highway 93 South, Polson, MT 59860, hereinafter referred to as "Grantee."

WITNESSETH:

WHEREAS, the Grantor is the owner of a certain parcel of land located in Eureka County, Nevada more particularly described in Exhibit "A" which is incorporated by this reference as if fully set forth herein;

WHEREAS, GRANTOR agrees to provide a non-exclusive roadway and utility easement for the benefit of GRANTEE under and over the Exhibit "A" property.

NOW THEREFORE, the undersigned GRANTOR, for good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, convey, transfer and deliver unto GRANTEE, its successors and assigns, a non-exclusive easement for roadway and utility purposes over and under the Exhibit "A" property. Said easement may be used solely for roadway and utility purposes. This grant of easement shall run

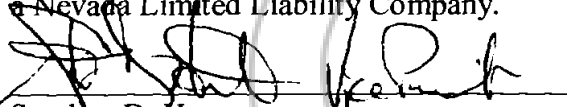
with the land and shall be binding upon and shall inure to the benefit of the GRANTEE, his heirs, successors and assigns.

Any construction, maintenance or repair of any improvements within said easement shall take place in such a manner so as not to unreasonably disrupt the ongoing use of the Exhibit "A" property or adjacent real property. GRANTEE shall be responsible for returning any disturbed portion of the Exhibit "A" property to its prior improved condition following the construction, maintenance or repair of any improvement within said easement. GRANTEE covenants to pay, defend, indemnify and hold harmless GRANTOR from any and all costs, claims, liens, expenses or injuries in any way associated with GRANTEE's activities on the easement granted herein.

TO HAVE AND TO HOLD the said easement unto the said GRANTEE and unto its successors and assigns forever.

IN WITNESS WHEREOF, the said GRANTOR has executed this instrument on the day and year first above written.

NEVADA LAND AND RESOURCE COMPANY,  
a Nevada Limited Liability Company.

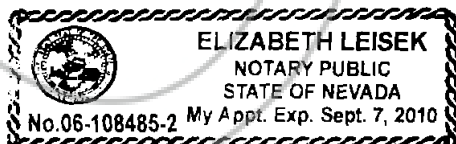
  
Stephen D. Hartman  
Vice President

STATE OF NEVADA )

: ss.

COUNTY OF CARSON CITY )

On this 2<sup>nd</sup> day of July, 2007, personally appeared before me, a notary public, STEPHEN D. HARTMAN, personally known to me to be the person whose name is subscribed to the foregoing instrument and who acknowledged to me that he is the Vice President of NEVADA LAND AND RESOURCE COMPANY, a Nevada Limited Liability Company and who acknowledged to me that she executed the foregoing EASEMENT DEED on behalf of said company.



  
NOTARY PUBLIC

Exhibit "A"

A strip of land 66.00 foot wide for easement purposes over a portion of Section 1, Township 32 North, Range 48 East, Mount Diablo Meridian in the County of Eureka, State of Nevada, the boundary of which is described as follows:

Commencing at the Northeast Section Corner of Section 1, the monument for said corner being a 3 inch wide pipe with a brass cap labeled "US General Land Office Survey"; thence North 89-19-48 West 2539.73 feet along the north line of Section 1 to the True Point of Beginning; thence continuing along said north line North 89-19-48 West 190.47 feet to the center of a 2.50 foot wide pile of rocks, marked "1/4", said pile of rocks being the monument for the north 1/4 corner of said section; thence continuing along said north line North 88-56-52 West 2653.44 feet to a 3 inch wide pipe with a brass cap labeled "US General Land Office Survey", said pipe being the monument for the Northwest Section Corner of Section 1; thence South 00-45-32 West 2773.66 feet along the west line of said Section to a 1.50 inch wide steel post with a brass cap labeled "US General Land Office Survey", said steel post being the monument for the west 1/4 corner of Section 1; thence South 01-02-28 West 2638.21 feet along the west line of said section to a 1.50 inch wide steel post with a brass cap labeled "US General Land Office Survey", said steel post being the Northeast Section Corner of Section 11; thence South 00-34-57 East 66.00 feet along the west line of Section 1; thence North 89-25-03 East 66.00 feet; thence North 00-34-57 West 65.07 feet; thence North 01-02-28 East 2637.27 feet; thence North 00-45-32 East 2707.66 feet; thence South 88-56-52 East 2587.27 feet; thence South 89-19-48 East 190.74 feet; thence North 00-40-20 East 65.99 feet to the True Point of Beginning.

The bearings and distances used in the above description are based on the Nevada State Plane Coordinate System of 1983, Zone East. Multiply distances shown by 1.00025288 to obtain ground level distances.

