

DOC # 0210945

11/13/2007

08:56 AM

Official Record

Recording requested By
STEWART TITLE CO

Eureka County - NV

Mike Rebaleati - Recorder

Fee \$18.00

Page 1 of 5

RPTT \$117.00

Recorded By: FES

Book- 0466 Page- 0118

APN 001-122-01

GRANTEE'S ADDRESS:

1648 Ward Street
Ely, Nevada 89301
0270988



0210945

JOINT TENANCY GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made the 5th day of November 2007,
by and between WALTER D. SMITH, AS TRUSTEE OF THE WALTER D. SMITH
TRUST, a Living Revocable Trust, dated May 9, 2000, and JULIE M.
SMITH, an unmarried woman, and STEVEN D. SMITH and JODY SMITH,
husband and wife, and MICHAEL P. SANSINENA and DACIA SANSINENA,
husband and wife, parties of the first part and hereinafter
referred to as "Grantors", and BRUCE C. BEATTIE and JUDITH C.
BEATTIE, husband and wife as joint tenants with full right of
survivorship, parties of the second part and hereinafter referred
to as "Grantees";

W I T N E S S E T H:

That the said Grantors, for and in consideration of the
sum of Ten Dollars (\$10.00) lawful money of the United States of
America, and other good and valuable considerations, the receipt
whereof is hereby acknowledged, do hereby grant, bargain and sell
unto said Grantees, in joint tenancy and to the survivor of them
and to the heirs of such survivor, forever, all those certain lots,
pieces or parcels of land situate, lying and being in the County of
Eureka, State of Nevada, and bounded and particularly described as

follows, to-wit:

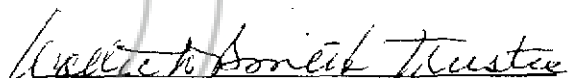
Lots 1, 2, 3, 4, 5 and 6, Block 54, in the Town of Eureka, according to the official map thereof, filed in the Office of the County Recorder of Eureka County, State of Nevada.

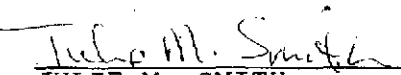
EXCEPTING THEREFROM all uranium, thorium of any other material which is or may be determined to be peculiarly essential to the production of fissionable materials, whether or not of commercial value, lying in and under said land, as reserved by the UNITED STATES OF AMERICA, in patent recorded December 19, 1947, in Book 23, Page 226, Deed Records, Eureka County, Nevada.


TOGETHER WITH ALL AND SINGULAR, the tenements, hereditaments and appurtenances thereunto belonging and in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD, ALL AND SINGULAR, the said premises together with the appurtenances, unto the said Grantees, as joint tenants and not as tenants in common, and to the heirs of the survivor of them, forever.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands the day and year first above written.


WALTER D. SMITH, AS TRUSTEE OF
THE WALTER D. SMITH TRUST, A
LIVING REVOCABLE TRUST, DATED
MAY 9, 2000


JULIE M. SMITH


STEVEN D. SMITH

-2-

Jody Smith
JODY SMITH

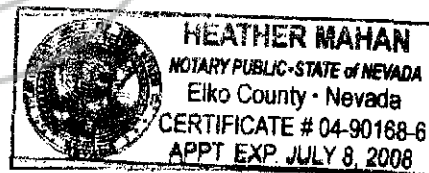
Michael P. Sansinena
MICHAEL P. SANSINENA

Dacia Sansinena
DACIA SANSINENA

STATE OF NV)
COUNTY OF ELKO) ss.

On Nov. 5th, 2007, personally appeared before me, a Notary Public, WALTER D. SMITH, AS TRUSTEE OF THE WALTER D. SMITH TRUST, A LIVING REVOCABLE TRUST, A LIVING REVOCABLE TRUST, DATED MAY 9,, 2000, personally known or proved to me to be the person whose name is subscribed to the above instrument who acknowledged that he executed the instrument.

Heather Mahan
NOTARY PUBLIC



.....
.....
.....
.....
.....
.....

STATE OF NV)
COUNTY OF Elko) ss.

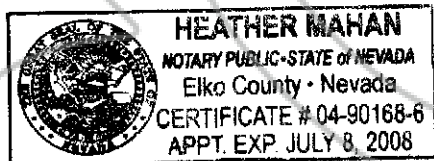
On Nov. 5th, 2007, personally appeared before me, a Notary Public, JULIE M. SMITH, personally known or proved to me to be the person whose name is subscribed to the above instrument who acknowledged that she executed the instrument.



Heather Mahan
NOTARY PUBLIC

STATE OF NV)
COUNTY OF Elko) ss.

On Nov. 5th, 2007, personally appeared before me, a Notary Public, STEVEN D. SMITH and JODY SMITH, personally known or proved to me to be the persons whose names are subscribed to the above instrument who acknowledged that they executed the instrument.



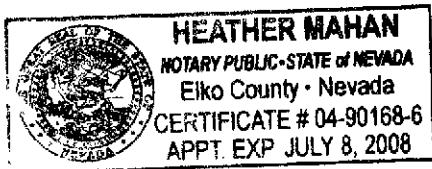
Heather Mahan
NOTARY PUBLIC

STATE OF NV)
COUNTY OF Elko) ss.

On November 7, 2007, personally appeared before me, a Notary Public, MICHAEL P. SANSINENA and DACIA SANSINENA, personally known or proved to me to be the persons whose



names are subscribed to the above instrument who acknowledged that they executed the instrument.



Heather Mahan
NOTARY PUBLIC



STATE OF NEVADA
DECLARATION OF VALUE

DOC # DV-210945

11/13/2007 08:56 AM

Official Record

1. Assessor Parcel Number(s):

- a) 01-122-01
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: _____

Recording requested By
STEWART TITLE CO

Eureka County - NV

Mike Rebaleati - Recorder

Page 1 of 1 Fee: \$18.00
Recorded By: FES RPTT: \$117.00
Book- 0466 Page- 0118

3. Total Value/Sales Price of Property

\$ 30,000.00

Deed in Lieu of Foreclosure Only (Value of Property)

\$ _____

Transfer Tax Value

\$ 30,000.00

Real Property Transfer Tax Due:

\$ 117.00

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: Walter D. Smith, Trustee Capacity: Seller

Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION

(required)

Print Name: Walter D. Smith, Trustee
Address: 112 Cedar Street
City/State/Zip: Elko, NV 89801

BUYER (GRANTEE) INFORMATION

(required)

Print Name: Bruce C. Beattie
Address: 1648 Ward Street
City/State/Zip: Berkeley, CA 94703-1828

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

Company Name: STEWART TITLE OF Nevada Holdings Inc. Escrow No.: 07270989
Address: 665 Campton St. ~ PO Box 150214
City/State/Zip: Ely, NV 89315

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