

DOC # 0211473

12/28/2007

01:00 PM

Official Record

Recording requested By
WELLS FARGO N A

Eureka County - NV

Mike Rebaleati - Recorder

Fee: \$27.00

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RPTT:

Recorded By: FES

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RECORDING REQUESTED BY:

Wells Fargo Bank, N. A.
Oil, Gas and Mineral Admin.
P. O. Box 5383
Denver, Colorado 80217

WHEN RECORDED MAIL TO:

Wells Fargo Bank, N. A.
Oil, Gas and Mineral Admin.
P. O. Box 5383
Denver, Colorado 80217

MAIL TAX STATEMENT TO:

Owner of Record

SPACE ABOVE LINE FOR RECORDER'S USE

QUITCLAIM MINERAL DEED

The undersigned declares the documentary transfer tax is \$0.00.

() The value of the property in this conveyance, exclusive of liens and encumbrances is \$100 or less, and there is no additional consideration received by the Transferor.

() Computed on full value of property conveyed, or is

() Computed on full value of liens and encumbrances remaining at time of sale.

The land is located in:

(x) Unincorporated area

Randall D. Howard, Assistant Vice President

KNOW ALL MEN BY THESE PRESENTS:

That Wells Fargo Bank, N. A., Libbie R. Mahan, and Robert Anthoine, as Successor Co-Trustees to Bank of America, NT&SA, Sophie Rudnick and Rebecca S. Rudnick, as Co-Trustees of the Oscar Rudnick Testamentary Trust, created under the Will of Oscar Rudnick, deceased, as Grantor, does hereby assign, transfer, release, remise, convey and quitclaim unto the following:

50%

Robert Anthoine
11 West 81st Street
New York, NY 10024

4.5455%

Marcia Rudnick, as Trustee of the
Marcus and Marcia Rudnick Family Trust
1201 Castro Lane
Bakersfield, CA 93304

4.5455%

Milton Rudnick
2323 East Hills Drive #17
Bakersfield, CA 93306

4.5455%

Phillip Rudnick
301 Fairway Drive
Bakersfield, CA 93309

4.5455%

Robert Rudnick
PO Box 92112
Santa Barbara, CA 93190-2112

4.5455%

Ethan Howard
PO Box 3085
Atascadero, CA 93423

4.5454%

Carole Wueste
PO Box 501
Carlsbad, CA 92018

4.5454%

Miriam Stull
406 Vista Verde Way
Bakersfield, CA 93309

4.5454%

Florence Styr
211 Saxony Rd #311
Encinitas, CA 92024-2779

4.5454%

Mia Falk, c/o J.W. Blockberger (AVI)
1846 W Catalpa Ave
Anaheim, CA 92801



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2.27276%
Meredith Wright
5084 Cotton Tree Lane
Holladay, UT 84117

2.27276%
Oscar Rudnick
9100 Chartres Lane
Bakersfield, CA 93311

1.1363%
Carter Allen Rudnick
c/o Courtney Rudnick
59 Buena Vista
Mill Valley, CA 94941

1.1364%
Natalie Ann Rudnick
c/o Courtney Rudnick
59 Buena Vista
Mill Valley, CA 94941

.75756%
Ian Brook
2100 Cove Ave
Los Angeles, CA 90039

.75756%
Gavin Brook
PO Box 48872
Los Angeles, CA 90048

.75756%
Devin Brook
1424 N Crescent Heights Blvd, #39
West Hollywood, CA 90046-3801

as Grantees, all of Grantor's right, title and interest that it may own or claim in and to all of the oil, gas and other minerals, including royalty and overriding royalty interests in, under and that may be produced from the lands located in Eureka, Elko, White Pine and Nye Counties, Nevada, more particularly described, to-wit:

See Exhibit "A" attached hereto and made a part hereof

To have and to hold all and singular, the above described interest subject to all conditions, restrictions, leases, surface waivers and reservations of record; this conveyance being made without warranty or other assurances, express or implied. Subject to all taxes, assessments and liens thereon and to all legal encumbrances existing as of the date of this Deed.

WHEREAS, reference is made to that certain Final Decree No. 2726, District Court of the Fourth Judicial District of the State of Nevada, in and for the County of Elko, recorded in Book 192, Page 150, in Elko County, Nevada.

WHEREAS, it is the intent to convey to Grantees all oil, gas and minerals rights owned by said Grantor whether herein described or not and whether herein properly described.

WHEREAS this Quitclaim Mineral Deed is executed this the ^{4th}12 day of November, 2007.

December

Wells Fargo Bank, N. A., Libbie R. Mahan, and Robert Anthoine, as Successor Co-Trustees to Bank of America, NT&SA, Sophie Rudnick and Rebecca S. Rudnick, as Co-Trustees of the Oscar Rudnick Testamentary Trust, created under the Will of Oscar Rudnick, deceased.



Randall D. Howard
Assistant Vice President



Libbie R. Mahan
Co-Trustee

Robert Anthoine
Co-Trustee



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State of Colorado)

City and County of Denver)

On this the ^{12th} day of ~~November~~ ^{December}, 2007, before me personally appeared Randall D. Howard, Assistant Vice President, of Wells Fargo Bank, N.A., who is known to me to be the person whose name is subscribed to the foregoing instrument in the capacity stated, and acknowledged before me he executed the same for the purposes and consideration therein expressed on behalf of Wells Fargo Bank, N.A. by authority of its Board of Directors.

WITNESS my hand and seal this the ^{12th} day of ~~November~~ ^{December}, 2007.

My commission expires:

Marie Bergan, Notary Public
Address: 1700 Lincoln Street, 7th Fl.
Denver, Colorado 80274

State of *California*)

County of *Kern*)

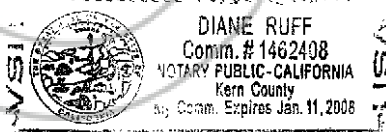
On this the ^{7th} day of ~~November~~ ^{December}, 2007, before me personally appeared Libbie R. Mahan, who is known to me to be the person whose name is subscribed to the foregoing instrument in the capacity stated, and acknowledged before me (s)he executed the same for the purposes and consideration therein expressed on behalf of said trust.

WITNESS my hand and seal this the ^{7th} day of ~~November~~ ^{December}, 2007.

My commission expires: *1-11-08*

Diane Ruff
Notary Public

Address: *2020 Eyn St.*
Bakersfield, CA 93301



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To have and to hold all and singular, the above described interest subject to all conditions, restrictions, leases, surface waivers and reservations of record; this conveyance being made without warranty or other assurances, express or implied. Subject to all taxes, assessments and liens thereon and to all legal encumbrances existing as of the date of this Deed.

WHEREAS, reference is made to that certain Final Decree No. 2726, District Court of the Fourth Judicial District of the State of Nevada, in and for the County of Elko, recorded in Book 192, Page 150, in Elko County, Nevada.

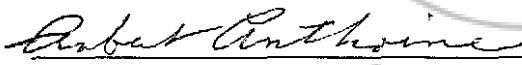
WHEREAS, it is the intent to convey to Grantees all oil, gas and minerals rights owned by said Grantor whether herein described or not and whether herein properly described.

WHEREAS this Quitclaim Mineral Deed is executed this the ____ day of November, 2007.

Wells Fargo Bank, N. A., Libbie R. Mahan, and Robert Anthoine, as Successor Co-Trustees to Bank of America, NT&SA, Sophie Rudnick and Rebecca S. Rudnick, as Co-Trustees of the Oscar Rudnick Testamentary Trust, created under the Will of Oscar Rudnick, deceased.

Randall D. Howard
Assistant Vice President

Libbie R. Mahan
Co-Trustee



Robert Anthoine
Co-Trustee

State of *New York*)
)
County of *New York*)

On this the 28 day of November, 2007, before me personally appeared Robert Anthoine, who is known to me to be the person whose name is subscribed to the foregoing instrument in the capacity stated, and acknowledged before me (s)he executed the same for the purposes and consideration therein expressed on behalf of said trust.

WITNESS my hand and seal this the 28 day of November, 2007.

My commission expires:

LYNN M. HYLAND
Notary Public, State of New York
No. 31-4805330
Qualified in New York County
Commission Expires Oct. 31, 20 10

Lynn M. Hyland
Notary Public
Address:

Exhibit "A"

Attached to and made a part of that certain Quitclaim Mineral Deed dated ~~December~~ November 12, 2007, by and between Wells Fargo Bank, N.A., Libbie R. Mahan and Robert Anthoine, as Co-trustees of the Oscar Rudnick Testamentary Trust, as Grantors, and Robert Anthoine, et al, as Grantees.

EUREKA COUNTY, NEVADA

Township 22 North, Range 49 East

Section 4: W/2E/2, SENE, N/2NW, NESW, SENW

Section 8: S/2SE

Section 9: W/2E/2

Section 16: NWNE

Section 17: N/2NE, SENE

Township 23 North, Range 49 East

Section 21: E/2NE, N/2SE, SWSE

Section 28: W/2E/2, SENE, NESE, E/2SW

Section 33: W/2E/2, E/2W/2, SWSW

Township 21 North, Range 50 East

Section 35: SENE, NESE

Section 36: SWNW, NWSW

Township 22 North, Range 50 East

Section 24: E/2NE

Township 24 North, Range 50 East

Section 36: NWSE

Township 30 North, Range 50 East

Section 1: All

Section 11: All

Section 13: All

Township 22 North, Range 51 East

Section 8: NWSE

Section 19: Lot 3 (39.20), Lot 4 (39.20), SESW

Section 30: Lot 1 (39.16), Lot 2 (39.09), Lot 3 (39.01), Lot 4 (38.94), NENW

Township 23 North, Range 51 East

Section 2: W/2 of Lot 11

Section 13: N/2SW

Section 14: N/2S/2



Section 24: SWNE, N/2SW, SWSW
Section 26: NWNE
Section 27: NESE

Township 24 North, Range 51 East

Section 1: SWSW
Section 2: E/2SE
Section 11: NENE
Section 12: NWNW, S/2NW, E/2SW
Section 13: E/2NW

Township 25 North, Range 51 East

Section 34: N/2NE, SENE
Section 35: SWNW
Section 36: SWNE, S/2NW, N/2SE, SESE

Township 28 North, Range 51 East

Section 1: All
Section 3: All
Section 11: All
Section 13: N/2
Section 15: All

Township 29 North, Range 51 East

Section 1: All
Section 3: All
Section 5: All
Section 7: All
Section 9: All
Section 11: All
Section 13: All
Section 15: All
Section 17: All
Section 19: All
Section 21: All
Section 23: All
Section 25: All
Section 27: All
Section 29: All
Section 33: All
Section 35: All

Township 30 North, Range 51 East

Section 1: All
Section 3: All



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Section 5: All
Section 7: All
Section 9: All
Section 11: All
Section 13: All
Section 15: All
Section 17: All
Section 19: All
Section 21: All
Section 23: All
Section 25: All
Section 27: All
Section 29: All
Section 31: All
Section 33: All
Section 35: All

Township 31 North, Range 51 East

Section 1: Lots 1, 2, S/2NE, S/2SW, SE

Section 3: that part lying Southeasterly of a line parallel with and Two Hundred and 00/100 (200.00) feet distant Southeasterly of center line of Central Pacific Railway Company's railroad as now constructed

Section 9: that part of S/2SE lying Southerly of a line parallel with and distant Two Hundred and 00/100 (200.00) feet Southerly of the center line of Central Pacific Railway Company's railroad as now constructed, less 17.44 acres previously reserved

Section 11: Lots 1, 2, 3, 4, S/2N/2, N/2SW, SESW, SE

Section 13: All

Section 15: NE, S/2NW, S/2

Section 17: SENE, S/2SW

Section 19: All

Section 21: E/2E/2, NWNE, NENW, SESW, SWSE

Section 23: All

Section 25: All

Section 27: All

Section 29: E/2E/2, W/2NW, SW, SWSE

Section 31: All

Section 33: All

Section 35: All

Township 23 North, Range 52 East

Section 19: Lots 5, 9

Township 28 North, Range 52 East

Section 1: S/2N/2, Lots 1, 2, 3, 4



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Section 3: All
Section 5: All
Section 7: All
Section 11: N/2

Township 29 North, Range 52 East

Section 1: All
Section 5: Lots 2, 3, 4, S/2NW, SW
Section 7: All
Section 11: All
Section 13: All
Section 15: E/2
Section 17: NW, S/2
Section 19: All
Section 23: All
Section 25: All
Section 27: All
Section 29: All
Section 31: All
Section 35: All

Township 30 North, Range 52 East

Section 1: All
Section 5: Lots 1, 2, 3, 4, S/2N/2, SW
Section 7: All
Section 9: All
Section 11: All
Section 13: All
Section 19: All
Section 21: E/2, E/2SW
Section 23: N/2, SE
Section 25: All
Section 27: W/2, SE
Section 29: S/2NE, W/2, S/2SE
Section 31: All
Section 33: All, less 60 acres in W/2W/2 previously reserved

Township 31 North, Range 52 East

Section 19: All
Section 29: W/2W/2
Section 31: All

Township 20 North, Range 54 East

Section 13: SWSE, NESW



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ELKO COUNTY, NEVADA

Township 29 North, Range 53 East

Section 1: All
Section 3: All
Section 5: All
Section 7: All
Section 8: All
Section 9: All
Section 10: N/2NW, NE (und 1/6 min rts)
Section 11: NENE, E/2NWNE, W/2NENW, NWNW, S/2N/2, S/2 (und 1/6 min rts)
Section 15: W/2, E/2 (und 1/6 min rts)
Section 17: All
Section 19: All
Section 21: All
Section 23: All
Section 29: All
Section 31: All
Section 33: All

Township 30 North, Range 53 East

Section 1: All
Section 3: Lots 1, 2, SENW, NESW, S/2SW, SE, S/2NE, E/2 of Lot 3
Section 5: Lots 1, 2, 3, 4, S/2N/2, SW, N/2SE, SWSE
Section 7: All
Section 9: NE, SENW, S/2
Section 11: All
Section 15: All
Section 17: All
Section 19: All
Section 21: All
Section 23: All
Section 25: All
Section 27: All
Section 29: All
Section 31: All
Section 33: All
Section 34: SWSW
Section 35: All

Township 31 North, Range 53 East

Section 19: All
Section 29: All
Section 31: All
Section 33: N/2NE, W/2



Section 35: All

Township 29 North, Range 54 East

Section 5: N/2

Section 7: All

Section 24: Lot 1 of NE, SENW, SWNE

Township 30 North, Range 54 East

Section 7: All

Section 19: All

Township 29 North, Range 55 East

Section 19: N/2NE, SWNE, E/2NW, Lots 1, 2 of NW

Township 32 North, Range 57 East

Section 30: NENE, SWSE, NESW

WHITE PINE COUNTY, NEVADA

Township 18 North, Range 55 East

Section 7: SESW

Township 14 North, Range 56 East

Section 12: S/2NE, NWSE, N/2SW, SWSW

Section 13: W/2NW, NWSW

Section 14: S/2SE

Section 23: NWNE, E/2E/2

Section 25: S/2NW, N/2SW, SESW

Section 26: NENE

Section 36: E/2W/2

Township 17 North, Range 56 East

Section 5: SWSE

Section 14: NWNE

Township 18 North, Range 56 East

Section 28: NENW

NYE COUNTY, NEVADA

Township 14 North, Range 48 East

Section 23: W/2SE



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Township 15 North, Range 53 East

Section 23: SWNE

Section 28: NENW

Township 11 North, Range 56 East

Section 1: W/2SW

Section 2: E/2SE

Section 11: NENE

Section 12: NW

Township 13 North, Range 56 East

Section 1: SWNE, NENW, W/2SE

Section 12: W/2E/2

Section 13: E/2E/2

Section 24: E/2E/2

Section 25: E/2E/2

Section 36: E/2E/2



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From: Eureka Co Recorder

To: 13038635750

STATE OF NEVADA

DECLARATION OF VALUE

DOC # DV-211473

12/28/2007

01:00 PM

Official Record

Recording requested By
WELLS FARGO N A

1. Assessor Parcel Number (s)

- a) NA
b) _____
c) _____
d) _____

Eureka County - NV

Mike Rebaleati - Recorder

Page 1 of 1 Fee: \$27.00

Recorded By: FES RPTT:

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2. Type of Property:

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

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$ 0
Transfer Tax Value: \$ 0
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: MINERAL RIGHTS

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 [Signature] Capacity Trustee
Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

Print Name: Dean Rudnick Trust
Address: 10 BOX 5383
City: DENVER
State: CO Zip: 80217

Print Name: Robert Anthoine, et al
Address: 11 W 81st ST
City: New York
State: NY Zip: 10024

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Wells Fargo Bank Escrow # _____
Address: 10 BOX 5383
City: DENVER State: CO Zip: 80217

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)