

Order No. _____

Escrow No. 313122.Lin

WHEN RECORDED, MAIL TO:

GRANTEE
c/o Keith Wipple
Hiko, NV 89017

RPTT: \$94.60

Space above this line for recorder's use

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

WALDINE SORENSEN, ELAINE SHUMWAY and ARDA HIGBEE, joint tenants with right of survivorship

do(es) hereby GRANT, BARGAIN and SELL to

ASH SPRINGS DEVELOPMENT CORPORATION, a Nevada corporation

the real property situate in the County of Lincoln, State of Nevada, described as follows:

SEE ATTACHED EXHIBIT "A"

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated August 8, 1988

Waldine Sorensen
WALDINE SORENSEN

Elaine Shumway
ELAINE SHUMWAY

STATE OF NEVADA)
County of Lincoln) ss.

Arda Higbee
ARDA HIGBEE

On August 8, 1988 personally appeared before me, a Notary Public, Waldine Sorensen - Elaine Shumway
Arda Higbee - Nolan Shumway
Vaughn Higbee

Nolan Shumway
NOLAN SHUMWAY

Vaughn Higbee
VAUGHN HIGBEE

who acknowledged that they executed the above instrument.

Marjorie C. Davis
Notary Public

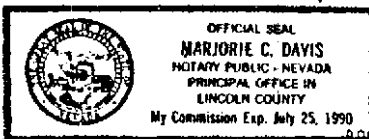


EXHIBIT "A"
DESCRIPTION

All that certain real property situate in the County of Lincoln, State of Nevada, described as follows:

PARCEL A:

That portion of Section 1, Township 6 South, Range 60 East, M.D.B. & M., described as follows:

Commencing at the Northeast corner of said Section 1; thence South along the East line thereof a distance of 1210 feet to the true point of beginning; thence continuing South a distance of 400 feet to the Southeast corner of that certain parcel of land conveyed by J.A. Hall, et al, to Orlando E. Dimick, et ux, by deed dated August 22, 1944; thence Westerly along the South line of the said conveyed parcel a distance of 300 feet more or less to a point of the East line of U.S. Highway No. 93; thence Northerly along the last mentioned East line a distance of 300 feet to a point; thence Northeastery along a straight line to the true point of beginning.

PARCEL B:

Real property described as lot one (1) covered by a deed filed and recorded under the recording number 19253 in the Lincoln County Recorder's Office, Pioche Nevada, described as follows:

Commencing at a point 160 feet south of the Northeast corner of Section 1, Township 6 South, Range 60 East, M.D.B. & M., and running West 275 feet to the East right of way of U.S. Highway 93; thence South along the highway right of way 900 feet; thence East to the east boundary line of said lot one (1); thence North 900 feet to the point of beginning, making approximately six and one-half (6-1/2) acres in lot one (1) (Northeast Quarter), of Northeast 1/4 of Section 1.

TOGETHER WITH, water rights to three (3) acre feet per annum from Ash Springs, personal property located thereon, and all the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and all the rents, issues and profits thereof.

89858

No. 89858
RETURNED TO RECORDER AS PART OF
First American Title Co.
September 15, 1988
A 15 3 K
P 82
F 238 TON
COUNTY CLERK

FRANK C. HULSE
COUNTY RECORDER

By *Maria Cordier* Deputy