

GRANT DEED AND BILL OF SALE

FOR THE CONSIDERATION of TEN DOLLARS (\$10.00), and other valuable consideration, the receipt of which is acknowledged, JAMES W. FRANKLIN and E. LOIS FRANKLIN, husband and wife, herein referred to as Grantors, do hereby grant, bargain and sell to R. DIRK AGEE and MARTA S. AGEE, husband and wife, whose address is Ranchel Box 50, Alamo, Nevada, 89001, herein referred to as Grantees, as community property, and their heirs and assigns, forever, the property and premises and personal property located in the County of Lincoln, State of Nevada, described as follows:

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

Lots numbered One (1), Two (2) and Three (3) and the Southwest Quarter of the Northeast Quarter (SW1/4NE1/4) of Section 2, Township 4 South, Range 55 East, MDB&M.

and

The South Half of the Southeast Quarter (S1/2SE1/4) of Section 35, Township 3 South, Range 55 East, MDB&M, Lincoln County, Nevada, containing 240 acres, more or less.

TOGETHER WITH all buildings and improvements, dwellings, mobile homes, or the like situate thereon.

TOGETHER WITH all water and water rights of any name or nature appurtenant thereto, including, but not limited to the following:

1. Application No. 49217, Certificate Record No. 12241, Book 41, Page 12241
2. Application No. 45085, Certificate Record No. 12236, Book 41, Page 12236
3. Application No. 31281, Certificate Record No. 10867, Book 37, Page 10867

All on file in the office of the State Engineer, Carson City, Nevada.

TOGETHER WITH all irrigation equipment situate thereon, necessary and appropriate to irrigate the subject acreage, including wheel lines, pivots, pumps, parts and supplies in and about the subject premises.

TOGETHER with the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD the described premises to the Grantees, as community property, and their heirs and assigns, forever.

IN WITNESS WHEREOF, the Grantors have signed this deed this 5th day of March, 1992.

James W. Franklin
JAMES W. FRANKLIN

E. Lois Franklin
E. LOIS FRANKLIN

STATE OF OREGON)
COUNTY OF MAHESUR) SS.

On MARCH 5, personally appeared before me, a Notary Public, JAMES W. FRANKLIN and E. LOIS FRANKLIN, husband and wife, who acknowledged that they executed the above instrument.

[Signature]
NOTARY PUBLIC - STATE OF OREGON
My Commission Expires 12/4/92

Parcel Number: APN 10-160-03
APN 10-200-07

Grantees Address: Rachel Box 50
Alamo, NV 89001

098386

AND RECORDED AT REQUEST OF
Dominick Belingheri
April 30, 1992
50 MINUTES FEE 2.00
A FEE OF 1.01 OF CH.
FEE 1.21
YURIKO SETZER

By [Signature], deputy