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GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made the 13th day of November, 1995, by and between JOHN W. CRUCE and JACQUELYN D. CRUCE, husband and wife as joint tenants, parties of the first part and hereinafter referred to as "Grantors", and GENE S. RICHARDS, a single man, party of the second part and hereinafter referred to as "Grantee";

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 Grantee, and to his heirs and assigns forever, the following described lots, pieces or parcels of land situate, lying and being in the County of Lincoln, State of Nevada, and bounded and particularly described as follows, to-wit:

Lot Six (6), in SUN GOLD MANOR UNIT NO. 1, in the Town of Panaca, County of Lincoln, State of 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 Grantee, and to his heirs and assigns forever.

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

John W. Cruce
JOHN W. CRUCE

Jacquelyn D. Cruce
JACQUELYN D. CRUCE

LAW OFFICES
GARY D. FAIRMAN
A PROFESSIONAL CORPORATION
488 FIFTH STREET, P. O. BOX 8
ELY, NEVADA 89301
(702) 249-4422

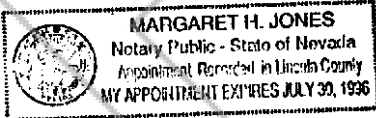
1 STATE OF NEVADA)
2 COUNTY OF Lincoln) SS.

3 On this 13th day of November, 1995,
4 personally appeared before me, a Notary Public in and for said
5 County and State, JOHN W. CRUCE and JACQUELYN D. CRUCE, husband and
6 wife, known to me to be the persons described in and who executed
7 the foregoing Grant, Bargain and Sale Deed, who acknowledged that
8 they executed the same freely and voluntarily and for the uses and
9 purposes therein mentioned.

10 IN WITNESS WHEREOF, I have hereunto set my hand and
11 affixed my official seal the day and year last above written.

12 Margaret H. Jones
13 NOTARY PUBLIC

14 PARCEL NO. 2-101-05
15 GRANTEE'S ADDRESS:
16 219 North 6th Street
17 Panaca, Nevada 89042



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GARY D. FAIRMAN
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488 FIFTH STREET - P. O. BOX 8
ELY, NEVADA 89301
(702) 888-4422

28 104318

29 RECORDED AT REQUEST OF
30 Gary Fairman
31 Nov. 29, 1995
32 1 MINUTES PAST 1 OF 116
P.M. IN BOOK 141 OF OFFICE
COUNTY, PAGE 141 LINCOLN
COUNTY, NEVADA.

Gary D. Fairman
NOTARY PUBLIC