

WARRANTY DEED

REAL AND PERSONAL PROPERTY & POWER OF ATTORNEY

July 15, 1994

BY AND BETWEEN MAX MCCROSKY GRANTOR AND SHIRLEY N. MCCROSKY

BENEFICIARY: MAX MCCROSKY GRANTS TO SHIRLEY N. HIGGINS MCCROSKY ALL RIGHTS,

TITLES AND INTERESTS IN THE FOLLOWING DESCRIBED PROPERTIES:

- 8 • Five acres of land with some, out buildings, office trailer, stone cellar located in Rose Valley
- 9 within the SW 1/4 of the SE 1/4 of Section #16, T. 1N., Range 69 E., M.D.B. & m>
- 10 • Rose Valley Ranch-Sections 21-28-16-/T.1 n., R 69 E., approximately 470.02 acres called the
- 11 McCrosky Brothers Ranch, with water rights from Rose Valley Creek and from the three
- 12 irrigation wells. 1/4 interest
- 13 • Spring Valley (Mike's Homestead) T. # 3N., R. 70 E., Sections 6-7-1-12, 419 acres with two
- 14 wells, one irrigation and one windmill well, cabin and corrals. 1/4 interest + a 9,252.00 lien
- 15 on the property purchased from BLM.
- 16 • Swallow properties, split up in 1993, 11 parcels 420 acres with water. 1/4 interest
- 17 • Brown Springs 3 1/2 of the SE 1/4 of Section #16-W1/2 SE 1/4 and the SW 1/4 of Section # 15,
- 18 T. #5N., R. 67 E. MDB &M. (McCrosky Brothers own 5/16 interest of 320 acres) 1/4 interest
- 19 • Maggie Warren Eagle Valley Property - T.1 N. R., 69 E., Section # 2-3-10-11, T.# 2N., R. 69 E.,
- 20 Section # 35, together with water rights,
- 21 • Balance of Parcel # 2 45 acres
- 22 • Jody's Meadow 11.4 acres
- 23 • Cemetery Meadow 60 acres
- 24 • Hammond Meadow 40.66 acres
- 25 • Brush Field 39.95 Acres 1/4 interest
- 26 • McDermott place 160 acres E 1/2 of the SE 1/4 of S. #25, -- NE 1/4 of NE 1/4 of Section # 36
- 27 T. 5 N. R. 65 E., MDB & M 1/4 interest.
- 28 • Parsnip 40 acres (NE1/4 SE 1/4 # 5, T.# 3N.) 1/5 interest + Oxborrow % 1/4 interest
- 29 • Buster 40 acres (NW 1/4 SW 1/4, Section #17, T 3N., 1/6 interest _ Oxborrow interest
- 30 • "Y" Service Station and garage-Panaca Nevada 1/4 interest

- 1 • 240 acres of land (Balance of the Geyser Ranch) Pioche Flats & Junction of highway 93
- 2 and Pioche Town Route. With debt of \$20,000 to D.A.W.
- 3 • Panaca Lot-A strip of land in the NW. Corner of Lot #1, in the Block # 16, in the town of
- 4 Panaca from the NW corner 60 feet S., then East 160 feet; then 60 feet, then 160 feet to the
- 5 point of beginning, Doc # 095765 P. 275, BK 94
- 6 • Time Payment notes - Jody McCrosky - Max L. McCrosky, Shelley McCrosky Wadsworth-
- 7 Carol Ashby & Bill Bush-Yuriko Setzer -Sandra Sears - To be listed as Exhibit "A"
- 8 • McCrosky Brothers note for the Spring Valley Land purchase (9,252.00)
- 9 • McCrosky Brothers Note from David A. Witts. (Paid by Max)
- 10 • McCrosky Brothers notes other than the Witts note- (Computer-Gas pumps-Insurance)
- 11 • All of farm equipment, located on various properties. Exhibit "B"
- 12 • All McCrosky Brothers Construction equipment. Exhibit "B"
- 13 • All McCrosky Brothers, Inc. Equipment Exhibit "B" & holdings.
- 14 • All mining properties and stocks. Known as: Lana Gold, Cochise Mining Company,
- 15 • Power of Attorney to be listed as exhibit "C"

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Lincoln County

EXHIBIT "A"

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|----|-----------------------------------|-------------|------|
| 1 | | | |
| 2 | | | |
| 3 | CAROL ASHBY AND BILL BUSH | \$77,011.98 | 8.5% |
| 4 | MAX L. MCCROSKY | 58,930.73 | 5% |
| 5 | SANDRA SEARS | 25,160.91 | 5% |
| 6 | YURIKO SETZER | 32,751.02 | 9% |
| 7 | JODY MCCROSKY | 57,000.00 | 5% |
| 8 | SHELLEY MCCROSKY WADSWORTH | 70,000.00 | 5% |
| 9 | | | |
| 10 | McCrosky Brothers (Spring Valley) | 9,252.00 | 1983 |
| 11 | McCrosky Brothers Wilts note | | |
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EXHIBIT "B"

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- 3 Mack Tractor.....Cummins 400 HP T.A. new rubber, 60,000 miles
- 4 LoBoy Trailer...../3 axel , Air Suspension, New Brakes & Drums
- 5 Belly Dump..... 24 Yd., 2 gates, new brakes
- 6 Flat Bed.....35 ft.
- 7 1979.....750 dozer w/ Rippers, tilt angle dozer
- 8 D7 Caterpillar7 A angle dozer
- 9 John DeereSelf Loading scraper
- 10 Caterpillar.....#60 , 10 yd. Scraper
- 11 Adams Motor Grader.....12' Blade , 471 GMC Diesel
- 12 Ingersoll Air Track.....w/bits, 2 1/2" hose, rebuilt hammer, & extra hammer
- 13 Sullair.....375 air compressor....453 GMC Diesel
- 14 Ingersol Rand.....175 air compressor, 3 cy. Duetz Diesel
- 15 550 Ford Backhoe.....1 yd bucket
- 16 580 Case Backhoe.....Extenda hoe, 1 yd. Bucket front-24" Rear-16"
- 17 1985 F250 Ford Diesel 3/4 ton pickup., 4 W.D.
- 18 20' trailer.....5th wheel
- 19 Irrigation Equipment.....4 1/2 mile side rolls
- 20
- 21 Steel shop building.....Still in crate
- 22 Allis Chalmers.....250 HP Farm Tractor, Diesel, Dual Drive Tires
- 23 Massey Furgesson....175 Diesel Farm Tractor
- 24 Massey Furgesson.....165 Diesel Farm Tractor
- 25 International.....560 Dieael Farm Tractor
- 26 New Holland.....2-Swathers, 909 Diesel and Gas
- 27 New Holland.....Bale Wagon 1065
- 28 New HollandBaler , 365 P.T.O. - Commercial
- 29 Oliver.....Baler, 3 wire , Wisc. Power
- 30 MasseyHay Rake

Lincoln County

- 1 Howard.....Roto Tiller, 120", new teeth
- 2 Danuser.....Steel Post Driver
- 3 Danuser.....Post Hole Digger
- 4 Sub Soiler.....144" wide, 36" deep
- 5 Spring Sub Soiler.....144" wide, 24" deep
- 6 Mowing Machine.....[ditches]
- 7 Ditchers.....[2]
- 8 Fuel Storage Tanks.....6,000 gal . 7,000 gal. 1000gal., 250 gal.
- 9 3 bottom..2- way plow
- 10 John Deere.....Rotary Mower
- 11 John Deere.....Flail Type Chopper
- 12 Portable Diesel Engine...250 H.P. for Spring Valley Pump
- 13 New Pump in Spring Valley well 250'-10"
- 14 John DeereCorn chopper
- 15 Water tanks for hauling water
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- 18 Several odds and ends for farm harvesting...[Harrows, pig tooth, spring drags etc.]
- 19 24' travel trailer
- 20 Dodge Transit Mixer.....[Dodge Truck]
- 21 100 plus rolls of net wire
- 22 1000' to 2500'...4" steel pipe
- 23 2 extra Cattle Guards
- 24 3 extra Fuel Tanks.....100 - 120 gal
- 25 Stock water tanks ...[to be used with concrete bottoms]
- 26 Parts Trailer
- 27 Gehl Silage trailer
- 28 Stock Scales.....Fairbanks Morris
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EXHIBIT "C"

EXHIBIT "C"

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

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4 1. That Max McCrosky, of Rose Valley, Town of Pioche, County of Lincoln State of
5 Nevada, hereby appoints Shirley Higgins McCrosky of Rose Valley, Town of Pioche, County of
6 Lincoln State of Nevada, my true and lawful power of attorney in fact from this date : July 15,
7 1994 and in Max McCrosky's name, place and stead and for Shirley Higgin's McCrosky's use
8 and benefit:

9 (a) To exercise, do, or perform any act, right, power, duty, or obligation whatsoever
10 that Shirley Higgins McCrosky now have or may acquire the legal right, power, or capacity to
11 exercise, do, or perform in connection with, arising out of, or relating to any person, item,
12 thing, transaction, business property, real or personal, tangible or intangible, or matter
13 whatsoever;

14 (b) To ask, demand, sue for, recover, collect, receive, and hold and possess all such
15 sums of money, debts, dues, bonds, notes, checks, drafts, accounts, deposits, legacies,
16 bequests devices, interests, dividends, stock certificates, certificates of deposit, annuities,
17 pension and retirement benefits, insurance benefits and proceeds, documents of title, choses
18 in action, personal and real property, intangible and tangible property and property rights,
19 demands whatsoever, liquidated or unliquidated, as are now. Or shall hereafter become due,
20 owing, payable, owned, or belonging to Max McCrosky or in which Max McCrosky have or
21 may acquire an interest, and to have, use, and take all lawful ways and means legal and
22 equitable remedies, procedures, writs in Max McCrosky 's name for the collection and
23 recovery thereof, and to compromise, settle, and agree for the same, and to make, execute,
24 and deliver for Max McCrosky and in Max McCrosky' name all indorsements, acquittances
25 release, receipts, or other sufficient discharges for the same;

26 (c) To improve, repair, maintain, manage, insure, rent, lease, sell, release, convey,
27 subject to liens, mortgage, and hypothecate, and in any way or manner deal with all or any
28 part of any real or personal property, tangible and intangible, whatsoever, or any interest
29 therein, which Max McCrosky now owns or may hereafter acquire, for Max McCrosky in Max
30

1 McCrosky's name and under such terms and conditions, and under such covenants as
2 attorney Shirley Higgins McCrosky shall deem proper.

3 (d) To engage in and transact any and all lawful business of whatever nature or kind
4 for Max McCrosky for and in Max McCrosky's name; and

5 (e) To sign, indorse, execute, acknowledge, deliver, receive, and possess such
6 applications, contracts agreements, options, covenants, deeds, conveyances, trust deeds,
7 security agreements bills of sale, leases, mortgages, assignments, insurances policies, bills of
8 lading, warehouse receipts, documents of title, bills, bonds, debentures, checks, drafts, bills of
9 exchange, note, stock certificates, proxies, warrants, commercial paper, receipts, withdrawn
10 receipts, and deposit instruments relating to accounts or deposits in or certificates of deposit
11 of, banks, savings and loan or other institutions or associations, proofs of loss, evidence of
12 debts, releases, and satisfaction of mortgages judgments, liens, security agreements, and
13 other debts and obligations, and such other instruments in writing of whatever kind and
14 nature as may be necessary or proper in the exercise of the rights and powers herein granted.

15
16 2. Granting to Shirley Higgins McCrosky attorney in fact full power and authority to do
17 and perform all and every act and thing whatsoever requisite, necessary, and proper to be
18 done in the exercise of any of the rights and powers herein granted, as fully to all interests and
19 purposes as Max McCrosky might or could do if personally present, with full power of
20 substitution or revocation, hereby ratifying and confirming all that Shirley Higgins McCrosky in
21 fact or his substitute or substitutes shall lawfully do or cause to be done by virtue of this power
22 of attorney and the rights and powers herein granted.

23
24 3. This instrument is to be construed and interpreted as a general power of attorney.
25 The enumeration of specific items, acts, rights or power herein does not limit or restrict and is
26 not to be construed to interpreted as limiting or restricting the general powers herein granted
27 to my attorney in fact.

28
29 IN WITNESS WHEREOF Max McCrosky and Shirley Higgins McCrosky have hereunto
30 signed their names this day of July 15, 1994.

Lincoln County

July 15, 1994

STATE OF NEVADA

ss.

County of LINCOLN

On this 26th day of JULY, 1994 In the year one thousand nine hundred and 1994, before me, SANDRA PINOTTI

a Notary Public in and for the County of LINCOLN

State of Nevada, residing therein, duly commissioned and sworn, personally appeared

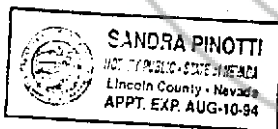
MAX MCCROSKY

SHIRLEY MCCROSKY

known to me to be the person... whose name... subscribed to the within instrument, and acknowledged to me that THEY executed the same.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal in said

County of LINCOLN the day and year in this certificate first above written.



Sandra Pinotti

Notary Public in and for said

County of LINCOLN State of Nevada.

My Commission expires 8/10/94

ATTACHMENTS:

warranty deed & exhibits "a", "b" & "c" notes exhibit 'a' equipment 'b' power of attorney - exhibit "c"

105246

RECORDED AT REEL 100
Shelley Wadsworth
May 24, 1996
17 MINUTES FORTY TWO
P. 119 OF CH. 1
15

Yuriko Setzer

By *Lidia Borucka*, deputy

p9.8