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GRANT BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That HUGH FRANKLIN MILLER
and KATHRYN JEANETTE MILLER, husband and wife, in consideration
of \$10.00, the receipt of which is hereby acknowledged, do hereby
Grant, Bargain, Sell and Convey to HUGH FRANKLIN MILLER, KATHRYN
JEANETTE MILLER, EVELINE MAY NELSON and HUGH FRANKLIN MILLER,
JR., as joint tenants with right of survivorship, all that real
property situate in the Town of Pioche, County of Lincoln, State
of Nevada, bounded and described as follows:

Lot 9, Block 4 $\frac{1}{2}$, Pioche Town as the said area
appears on the official map of said Town of
Pioche, on file in the office of the County
Recorder of Lincoln county, Nevada, together
with any and all improvements thereon.

Parcel No. 01-056-05

TOGETHER WITH all singular the tenements, hereditaments
and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD all and singular the said premises
together with the appurtenances unto the said Grantees as joint
tenants and to the survivor of them and the heirs and assigns of
such survivor forever.

WITNESS our hands this 6 day of August,
1996.

Hugh Franklin Miller
HUGH FRANKLIN MILLER

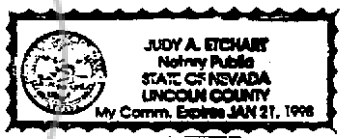
Kathryn Jeanette Miller
KATHRYN JEANETTE MILLER

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STATE OF NEVADA)
) ss.
COUNTY OF LINCOLN)

On 6th day of August, 1996, before me a
Notary Public in and for said County and State, appeared, HUGH
FRANKLIN MILLER and KATHRYN JEANETTE MILLER, known to me to be
the persons described in and who executed the foregoing
instrument, who acknowledged to me that they executed the same
freely and voluntarily and for the uses and purposes therein
mentioned.

Judy A. Etchart
NOTARY PUBLIC



105567.

Kathryn Miller
August 6, 1996
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Yuriko Setzer
by *Leslie Boucher*, deputy