

QUITCLAIM DEED

FOR A VALUABLE CONSIDERATION, receipt of which is acknowledged,

CLYDA STERN, former spouse of the grantee DON STERN, residing at:
39 Virginia Lane, Thornwood, N.Y. 10594

do(es) hereby RELEASE AND FOREVER QUITCLAIM to

DON STERN, an unmarried man, residing at 163 Grandview Lane, Mahwah,
N.J. 07430

all the right, title and interest of the undersigned in and to the real property situate in the County of LINCOLN
State of Nevada, described as follow:

AN UNDIVIDED 50% INTEREST IN AND TO THE FOLLOWING DESCRIBED
PROPERTY:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

APH: 06-151-01

Dated:

8/14/96

Clyda Stern
CLYDA STERN

STATE OF New York
County of Westchester

On August 14, 1996 personally appeared before me, a Notary Public,
Clyda Stern

personally known or proved to me to be the persons whose names are subscribed to the
above instrument, who acknowledged that he/she/they executed the same for the purposes and
consideration therein expressed. *James F. Cahill*
Notary Public, State of New York
No. 053232B
Qualified in Westchester County
Commission Expires 10-31-97

RECORDING REQUESTED BY:

SPACE BELOW THIS LINE FOR RECORDER'S USE

WHEN RECORDED MAIL TO:
DON STERN
163 GRANDVIEW LANE
MAHWAH, NJ 07430

EXHIBIT "A"

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

PARCEL A

TOWNSHIP 4 SOUTH, RANGE 60 EAST, M.D.B. & M.

Section 14: Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) and the Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4)

EXCEPTING therefrom that certain parcel of land conveyed to KEITH WHIPPLE and GWEN WHIPPLE, husband and wife, by a Deed recorded August 22, 1988 in Book 81 of Official Records, page 495 as File No. 89502, Lincoln County, Nevada records, described as follows:

Beginning as the Northwest corner of the Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4) of Section 14, Township 4 South, Range 60 East, M.D.B. & M., located South 45°34'54" West, 1869.15 feet from the North quarter corner of said Section 14 (the North Quarter (N1/4) corner marked by a steel fencepost with rock mound) thence North 89°56'05" East, 1330.08 feet to the Northeast corner of said Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4); thence prolongation of said line 116.22 feet; thence South 08°00'15" East, 840.20 feet to the centerline of the County road; thence South 75°21'40" West, 35.61 feet; thence South 79°51'06" West, 220.94 feet; thence South 80°08'17" West, 253.99 feet; thence South 79°32'07" West, 258.02 feet; thence South 80°50'44" West 263.63 feet; thence South 81°09'43" West 261.75 feet; thence South 81°01'31" West, 233.62 feet; thence South 80°47'40" West 64.32 feet, all along the county road centerline; thence North 90°18'04" East, 1097.57 feet to the point of beginning.

PARCEL B

Beginning at a point from which the West Quarter corner of Section 14, Township 4 South, Range 60 East, M.D.B. & M., bears due West for a distance of 982.15 feet, thence due East for a distance of 321.08 feet to a point, thence due North a distance of 280.95 feet to a point located at a fence corner, thence South 48°49' West along a fence line for a distance of 426.67 feet to the point of beginning.

PARCEL C

A parcel of land being a portion of the Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4) of Section 14, Township 4 South, Range 60 East, M.D.B. & M., more particularly described as follows:

(continued)

EXHIBIT "A" - continued

PARCEL C CONTINUED

Beginning at the center of said Section 14, and running thence East 1320 feet to the East boundary line of the Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4) of said Section 14, thence South along the said East boundary line 783 feet, thence West 1815 feet, thence North 783 feet to the North boundary line of the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) of said Section 14, thence East along said boundary line 495 feet to the place of beginning.

PARCEL D

The Northerly 760 feet of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of Section 14, Township 4 South, Range 60 East, M.D.B. & M. which lies on the east side of the State Highway.

PARCEL E

A portion of the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) AND the Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4) of Section 14, Township 4 South, Range 60 East, M.D.B. & M., more particularly described as follows:

COMMENCING at a point from which the South Quarter corner of said Section 14 bears South 16°10' East 1,942.17 feet; thence running North 00°43' West 841.39 feet; thence running South 86°47' West 743.75 feet; thence running South 00°12' East 172.75 feet; thence running North 84°23' East 219.55 feet; thence running South 00°29' East 659.44 feet; thence running North 88°49' East 538.82 feet to the point of beginning.

EXCEPTING therefrom that certain parcel of land conveyed to JOHN HUNT and KATHY HUNT, husband and wife, by a Deed recorded September 20, 1988 in Book 82 of Official Records, page 269 as File No. 89876, Lincoln County, Nevada records, described as follows:

A parcel of land situate in the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) of Section 14, Township 4 South, Range 60 East, M.D.B. & M., described as follows:

(continued)

EXHIBIT "A" - continued

PARCEL E CONTINUED

Beginning at a point on the North boundary line of the lane, and which point is the Southwest corner of the land previously owned by Duane Davis and Alice Davis, which land they acquired by Deed from Evan Davis and LaBlanche Davis, dated November 8, 1968, and recorded in Book N-1 of Real Estate Deeds at page 353, Lincoln County, Nevada records, and also described in that certain deed from A. Roy Nesbitt and Sarah L. Nesbitt to Evan Davis, dated August 25, 1960, and recorded in Book "L-1" of Real Estate Deeds at page 296, Lincoln County, Nevada records, also described in Deed from John E. Ferguson to Mrs. Carrie Ferguson, recorded September 23, 1899 in Book "T" of Real Estate Deeds at page 5, Lincoln County, Nevada records; thence running North 106.8 feet to a point on the West boundary line of said land owned by Duane Davis and Alice Davis; thence running at right angles East 208 feet; thence running at right angles South 106.8 feet to a point on the North boundary line of the lane; thence running West along the said north boundary of said lane a distance of 208 feet to the place of beginning and being situated in the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) of Section 14, Township 4 South, Range 60 East, M.D.B. & M., Lincoln County, Nevada.

PARCEL F

A parcel of land situate in the Northeast Quarter of the Southwest Quarter (NE1/4 SW1/4) of Section 14, Township 4 South, Range 60 East, M.D.B. & M., and further described as follows, to wit:

Beginning at a point 495 feet, more or less West of the center of said Section 14, and thence continuing West a distance of 825 feet, more or less to the North-South 1/16th section line; thence South a distance of 650 feet, more or less; thence East a distance of 825 feet, more or less; thence North a distance of 650 feet, more or less to the place of beginning.

EXCEPTING therefrom any portion of said land existing within the following parcel of land described as follows:

A portion of the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) AND the Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4) of Section 14, Township 4 South, Range 60 East, M.D.B. & M., more particularly described as follows:

(continued)

EXHIBIT "A" - continued

PARCEL F CONTINUED

COMMENCING at a point from which the South Quarter corner of said Section 14 bears South 16°10' East 1,942.17 feet; thence running North 00°43' West 841.39 feet; thence running South 86°47' West 743.75 feet; thence running South 00°12' East 172.75 feet; thence running North 84°23' East 219.55 feet; thence running South 00°29' East 659.44 feet; thence running North 88°49' East 538.82 feet to the point of beginning.

PARCEL G

A parcel of land situate within the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) of Section 14, Township 4 South, Range 60 East, M.D.B. & M., described as follows:

Beginning at a Cedar Post being the Northeast corner of the land herein conveyed and bearing South seventy five and one half degrees West seven chains and seventy four and one half links (511.17 feet) from Center Post of Section 14, Township 4 South, Range 60 East, M.D.B. & M., and running South Twelve Chains (792 feet) to Cedar Post; thence West Eight Chains and Thirty-eight links (553.08 feet) to Cedar Post established by C. W. Wandell as being the Southwest corner of the land herein conveyed and running thence North twelve chains (792 feet) on the line established by Wandell to Cedar Post; thence East Eight chains and Thirty-eight links (553.08 feet) to place of beginning.

EXCEPTING therefrom any portion of said land existing within the following parcel of land described as follows:

A portion of the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) AND the Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4) of Section 14, Township 4 South, Range 60 East, M.D.B. & M., more particularly described as follows:

COMMENCING at a point from which the South Quarter corner of said Section 14, bears South 16°10' East 1,942.17 feet; thence running North 00°43' West 841.39 feet; thence running South 86°47' West 743.75 feet; thence running South 00°12' East 172.75 feet; thence running North 84°23' East 219.55 feet; thence running South 00°29' East 659.44 feet; thence running North 88°49' East 538.82 feet to the point of beginning.

No. 105920

filed and recorded at request of

COW COUNTY TITLE

SEPTEMBER 10, 1996

At 32 minutes past 4 O'clock
Lincoln County Nevada Recorder.

Yvonne DeBruin
COUNTY RECORDER