

GRANT, BARGAIN, and SALE DEED

THIS INDENTURE WITNESSETH that: EDWARD WEINSTEIN, without consideration, does hereby Grant, Bargain, Sale and Convey to SUSAN SHOSHANA WEINSTEIN and EDWARD ELIYAHU WEINSTEIN, as Trustees of the WEINSTEIN FAMILY TRUST, dated November 11, 1991, as amended on November 15, 1991, on June 14, 1995 and on May 16, 1996 (the said WEINSTEIN FAMILY TRUST and its amendments hereinafter referred to as the "Trust") all that real property situate in the County of Lincoln, State of Nevada, bounded and described as follows:

Parcel Nos. 07-611-35 20 acres, described as S1/2 NW1/4 NE1/4 Section 31, Township 6 South, Range 61 East excepting a 100 Foot access easement along the Easternmost portion.

APN: 11-191-03

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

SUBJECT TO: Powers of Trustees as set forth in Exhibit "A" attached hereto and incorporated herein by reference.

TO REMAIN the separate property Trust estate of EDWARD ELIYAHU WEINSTEIN.

Executed on this 18th day of September, 1996.

CITY OF JERUSALEM
CONSULATE GENERAL OF THE
UNITED STATES OF AMERICA

Edward Weinstein
EDWARD WEINSTEIN

STATE/COUNTRY OF _____)
COUNTY OR OTHER POLITICAL DIVISION _____) SS.

On this 18th day of September, 1996, before me, the undersigned, a Notary Public (or equivalent) in and for such County (or other political division) and State (or country), personally appeared EDWARD WEINSTEIN, known to me to be the person whose name is subscribed to the above instrument and who acknowledged to me that he executed the same.

Theresa M. Leech
NOTARY PUBLIC/EQUIVALENT
My commission expires: _____

THERESA M. LEECH
CONSUL OF THE UNITED STATES
OF AMERICA

When recorded, mail to:
Edward/Susan Weinstein, Trustees
c/o Betty Smallwood, Ltd.
153 W. Lake Mead Dr., 2-104
Henderson, Nevada 89015

Send Tax Statements to:
Edward/Susan Weinstein, Trustees
c/o MAGGIE O'SULLIVAN, OFFICE MGR.
GARRETT + EBEL, C.P.A.
1785 E. SAHARA, Suite 490
LAS VEGAS, NEVADA 89104

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EXHIBIT "A"

POWERS OF TRUSTEES

SUSAN SHOSHANA WEINSTEIN and EDWARD ELIYAHU WEINSTEIN, Trustees, and all successor Trustees, are hereby vested with complete powers of disposition of the real estate herein described, including the power to plat, sell, encumber, mortgage and convey as a whole or in parcels, and no person dealing with said Trustees shall be obligated to look beyond the terms of this instrument for power in the Trustees to sell, encumber, mortgage or convey, the real estate described herein.

Said Grantees are likewise hereby excused from any and all duties of diligence and responsibility respecting the propriety of any act of said Trustees purporting to be done under or by virtue of the terms of this issue.

This conveyance is made in Trust pursuant to and in accordance with the "WEINSTEIN FAMILY TRUST," dated November 11, 1991, as amended on November 15, 1991, on June 14, 1995 and on May 16, 1996.

NO. 106043
FILED AND RECORDED AT REQUEST OF
Betty Smallwood LTD
October 8, 1996
AT 01 MINUTES PAST 1 O'CLOCK
P M IN BOOK 121 OF OFFICIAL
RECORDS, PAGE 346 LINCOLN COUNTY
NEVADA.

YUIRKO SETZER

COUNTY RECORDER

by Zeslie Boucher, deputy

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