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JOINT TENANCY GRANT, BARGAIN AND SALE DEED

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THIS INDENTURE, made the 3 day of January, 1997, by and between VAUGHN KAY PHILLIPS and DONNA M. PHILLIPS, Trustees of the VAUGHN KAY PHILLIPS AND DONNA M. PHILLIPS FAMILY LIVING TRUST, dated the 14th day of July, 1995, as to an undivided Fifty Percent (50%) interest and CURT PHILLIPS and GERRI PHILLIPS, husband and wife, as to an undivided Fifty Percent (50%) interest, parties of the first part and hereinafter referred to as "Grantors", and DENNIS WALKINGTON and DELORES J. WALKINGTON, husband and wife, as joint tenants with full right of survivorship, parties of the second part and hereinafter referred to as "Grantees";

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 Grantees, in joint tenancy and to the survivor of them and to the heirs of such survivor, forever, all those certain 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:

APN: 1-141-05

Parcel 4G of Plat A, as recorded in the Office of the Lincoln County Recorder, on Page 494, Document Number 105598, on August 8, 1986, Official Records, Lincoln County, 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 Grantees, as joint tenants and not as tenants in common, and to the heirs of the

LAW OFFICES  
GARY D. FAIRMAN  
A PROFESSIONAL CORPORATION  
493 PAVEN STREET - P.O. BOX 8  
ELY, NEVADA 89301  
(703) 289-4422

1 survivor of them, forever.

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

4 VAUGHN KAY PHILLIPS AND DONNA M. PHILLIPS  
5 FAMILY LIVING TRUST, dated the 14th day of  
6 July, 1995;

7 Vaughn Kay Phillips  
8 VAUGHN KAY PHILLIPS, TRUSTEE

9 Donna M. Phillips  
10 DONNA M. PHILLIPS, TRUSTEE

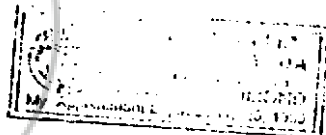
11 Curt Phillips  
12 CURT PHILLIPS

13 Geri Phillips  
14 GERRI PHILLIPS

14 STATE OF NEVADA )  
15 COUNTY OF LINCOLN ) SS.

16 On January 2, 1997, personally appeared before  
17 me, a Notary Public, VAUGHN KAY PHILLIPS Trustee of the VAUGHN KAY  
18 PHILLIPS AND DONNA M. PHILLIPS FAMILY LIVING TRUST, dated the 14th  
19 day of July, 1995, who acknowledged that he executed the above  
20 instrument.

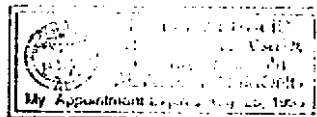
21 Alyson Hammond  
22 NOTARY PUBLIC



23 STATE OF NEVADA )  
24 COUNTY OF LINCOLN ) SS.

25 On January 2, 1997, personally appeared before  
26 me, a Notary Public, DONNA M. PHILLIPS Trustee of the VAUGHN KAY  
27 PHILLIPS AND DONNA M. PHILLIPS FAMILY LIVING TRUST, dated the 14th  
28 day of July, 1995, who acknowledged that she executed the above  
29 instrument.

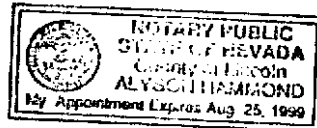
30 Alyson Hammond  
31 NOTARY PUBLIC



32 STATE OF NEVADA )  
COUNTY OF LINCOLN ) SS.

On January 2, 1997, personally appeared before  
me, a Notary Public, CURT PHILLIPS, who acknowledged that he  
executed the above instrument.

Alyson Hammond  
NOTARY PUBLIC



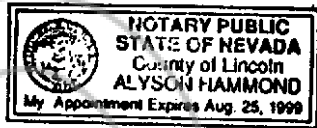
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STATE OF NEVADA )  
COUNTY OF LINCOLN ) SS.

On January 2, 1997, personally appeared before me, a Notary Public, GERRI PHILLIPS, who acknowledged that she executed the above instrument.

Alyson Hammond  
NOTARY PUBLIC



PARCEL NO. \_\_\_\_\_

GRANTEE'S ADDRESS:  
P.O. Box 456  
Pioche, Nev. 89043

LAW OFFICES  
GARY D. FAIRMAN  
A PROFESSIONAL CORPORATION  
908 FIFTH STREET - P. O. BOX 8  
ELY, NEVADA 89301  
(702) 298-4422

NO. 106709  
Filed And Recorded At Request Of  
DELORES WALKINGTON  
JANUARY 3, 1997  
At 02 Minutes Past 1 O'Clock  
P M In Book 123 Of Official Records  
Page 189 Lincoln County Nevada.  
YURIKO SETZER  
County Recorder  
BY Alyson Hammond, DEPUTY