

GRANT BARGAIN & SALE DEED

THIS INDENTURE: Made this 27th day of December, 1996, By and between Russell E. and Maureen J. Avery, Purchaser with address of 381 Lime Circle, Henderson, NV 89015, and McCrosky Brothers, William L., Robert E., Howard, and Max McCrosky with address of H.C. 74 P.O. Box 172, Pioche, NV 89043 as Sellers: The following described property consisting of approximately 3.001 acres more or less, being parcel #3, of parcel map Book "A" Page 401, a part of Tax# 06-271-19, within the SE1/4 of Section # 10, T. 1N., R 69E., M.D. B. & M., the southern part of Eagle Valley, Subject only to any existing right's of ways or easements if any, that are of record.

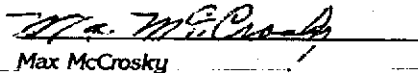
Purchaser, Russell E. and Maureen J. Avery agrees to buy for the sum of \$9,000.00 and the Sellers, McCrosky Brothers agree to sell for the same. Warranting they are the owners of said parcel and warrant it to be free and clear of any and all debt or claim or claims whatsoever. This is an absolute conveyance of said Parcel #3, without reservation, WE McCrosky Brothers forever quitclaim Parcel #3, to Mr. Russell E. and Maureen J. Avery, with address of 381 Lime Circle, Henderson, NV 89015. Warranting the Parcel to be free and clear of any and all claims of any and all nature whatsoever, and pass ownership free and clear. Taxes will be figured to the date of sale, and will be paid by McCrosky Brothers.

Witness ours hands this 31st day of December 1996


William L. McCrosky


Howard McCrosky


Robert E. McCrosky


Max McCrosky

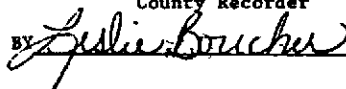
On this 31st day of December, 1996, McCrosky Brothers personally appeared before me a Notary Public for the State of Nevada, and acknowledge they have executed the above written document.

State of Nevada:
County of Lincoln:


Notary Public

NO. **108753**
Filed And Recorded At Request Of
BETINA MCCROSKY
APRIL 5, 1997
At 12 Minutes Past 11 O'Clock
A.M. In Book 127 Of Official Records
Page 249 Lincoln County Nevada.

YURIKO SETZER
County Recorder

BY  DEPUTY



ALICE G. SIMKINS
Notary Public - Nevada
Lincoln County
My appl. exp. Jan. 26, 1998