

AUG-28-98 FRI 9:02 AM STEPHEN D SWINDLE

FAX NO. 801 237 0277

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431327.CS

SPECIAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

That I, ANORA B. MORTENSEN, of Salt Lake County, State of Utah, have made, constituted and appointed, and by these presents do make, constitute and appoint LYNN M. CARLSON, of Salt Lake County, State of Utah, acting in the manner as provided hereinafter, my true and lawful attorney and agent (herein called "attorney"), and for me and in my name, place and stead and for my use and benefit, to do, perform and accomplish all of the following:

1. To bargain, sell and convey, or contract for the sale or conveyance of real property located in the Counties of White Pine, Nye and Lincoln, State of Nevada, commonly known as the Riordan Ranch, as more particularly described on Exhibit "A" attached hereto. Said attorney is also authorized to execute all documents necessary to accomplish the foregoing acts and purposes, including but not limited to deeds, contracts, assignments, bills of sale and closing statements.

GIVING AND GRANTING unto my said attorney full power and authority to do and perform all and every act, deed, matter, and thing reasonably to accomplish the foregoing acts and purposes, as fully and effectively to all intents as I might or could do in my own proper person if personally present; and hereby ratifying all that my said attorney shall lawfully do or cause to be done by virtue of these presents; provided, however, that unless sooner revoked, this power shall expire September 30, 1998.

And I hereby declare that any act or thing lawfully done hereunder by my said attorney shall be binding on myself, and my heirs, legal and personal representatives, and assigns, whether the same shall have been done before or after death or other revocation of this instrument, unless and until reliable intelligence or notice whereof shall have been received by my said attorney.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the 28th day of August, 1998.


ANORA B. MORTENSEN

0100170570.V1

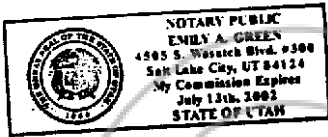
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STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

On the 28th day of August, 1998, personally appeared before me, a notary public,
ANORA B. MORTENSEN, who acknowledged that she executed the above instrument.



Emily A Green
NOTARY PUBLIC

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EXHIBIT A

**LEGAL DESCRIPTION
OF THE
RIORDAN RANCH**

All that certain lot, piece or parcel of land situate in the Counties of White Pine, Nye and Lincoln, State of Nevada, described as follows:

COUNTY OF WHITE PINE

PARCEL 1:

TOWNSHIP 10 NORTH RANGE 63 EAST MDB&M

Section	8:	SE $\frac{1}{4}$ NE $\frac{1}{4}$; E $\frac{1}{2}$ SE $\frac{1}{4}$
Section	9:	SW $\frac{1}{4}$ NW $\frac{1}{4}$
Section	16:	NW $\frac{1}{4}$ SW $\frac{1}{4}$
Section	17:	NE $\frac{1}{4}$ NE $\frac{1}{4}$; S $\frac{1}{2}$ SE $\frac{1}{4}$; SE $\frac{1}{4}$ SW $\frac{1}{4}$

PARCEL 2:

TOWNSHIP 10 NORTH RANGE 63 EAST MDB&M

Section	28:	S $\frac{1}{2}$ SW $\frac{1}{4}$
Section	32:	E $\frac{1}{2}$ NE $\frac{1}{4}$; S $\frac{1}{2}$ SW $\frac{1}{4}$; SE $\frac{1}{4}$
Section	33:	NW $\frac{1}{4}$ NW $\frac{1}{4}$

COUNTY OF NYE

PARCEL 3:

TOWNSHIP 9 NORTH RANGE 61 EAST MDB&M

Section	13:	W $\frac{1}{2}$ SW $\frac{1}{4}$
Section	14:	SE $\frac{1}{4}$ SE $\frac{1}{4}$
Section	23:	N $\frac{1}{2}$ NE $\frac{1}{4}$; SW $\frac{1}{4}$ NE $\frac{1}{4}$; SE $\frac{1}{4}$ NW $\frac{1}{4}$; NE $\frac{1}{4}$ SW $\frac{1}{4}$; NW $\frac{1}{4}$ SE $\frac{1}{4}$
Section	24:	E $\frac{1}{2}$ SE $\frac{1}{4}$
Section	32:	S $\frac{1}{2}$ NE $\frac{1}{4}$; N $\frac{1}{2}$ SE $\frac{1}{4}$; SW $\frac{1}{2}$ SE $\frac{1}{4}$

TOWNSHIP 8 NORTH RANGE 61 EAST MDB&M

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Section 5: Lot 2

TOWNSHIP 9 NORTH, RANGE 62 EAST, MDB&M

Section 19: SW $\frac{1}{4}$ NE $\frac{1}{4}$; W $\frac{1}{2}$ SE $\frac{1}{4}$; E $\frac{1}{2}$ SW $\frac{1}{4}$; Lots 3 and 4
Section 30: Lot 1; E $\frac{1}{2}$ NW $\frac{1}{4}$; NW $\frac{1}{4}$ NE $\frac{1}{4}$

EXCEPTING THEREFROM the following described Nevada State Highway Department right of way, being a parcel or strip of land two hundred (200) feet wide over and across portions of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ and NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 19, T. 9 N., R. 62 E, MDB&M; said strip of land being one hundred (100) feet wide on each side of the highway centerline of State Route 38, as surveyed and staked in January, 1956, by the State of Nevada, Department of Highways, over and across said subdivisions, said centerline pertinent to but not limited to said parcel or strip of land, said centerline being described as follows, to-wit:

Beginning at a point on said centerline at Highway Engineer's Station "D" 773+10.89 P.C., which point bears South 26°05'04" West, a distance of 2115.21 feet from the East Quarter corner of Section 19, T. 9 N., R. 62 E., MDB&M; thence from a tangent which bears North 9°02'26" West, curving to the left with a radius of 10,000 feet through an angle of 11°00'55", an arc distance of 1927.53 feet to a point; thence North 20°03'21" West, a distance of 2894.29 feet to the point of ending at Highway Engineer's Station "D" 821+27.71 P.O.T., which point bears North 89°14'44" West, a distance of 2417.80 feet from the Northeast Corner of Section 19, T. 9 N., R. 62 E, MDB&M.

COUNTY OF LINCOLN

PARCEL 4:

TOWNSHIP 9 NORTH, RANGE 63 EAST, MDB&M

Section 28: SW $\frac{1}{4}$ SE $\frac{1}{4}$; SE $\frac{1}{4}$ SW $\frac{1}{4}$
Section 33: N $\frac{1}{2}$ NW $\frac{1}{4}$

PARCEL 5:

AUG 26 1998 FAX 3-03 AM S. SETZER M. SHIRKLE

FAX NO. 801 237 0211

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TOWNSHIP 9 NORTH, RANGE 63 EAST, MDB&M

Section 5: Lots 3 and 4; SW $\frac{1}{4}$ /NW $\frac{1}{4}$
Section 6: SE $\frac{1}{4}$ /NE $\frac{1}{4}$; NE $\frac{1}{4}$ /SE $\frac{1}{4}$

PARCEL 6:

TOWNSHIP 8 NORTH, RANGE 62 EAST, MDB&M

Section 14: S $\frac{1}{4}$ /SW $\frac{1}{4}$; NE $\frac{1}{4}$ /SW $\frac{1}{4}$
Section 22: SE $\frac{1}{4}$ /NE $\frac{1}{4}$
Section 23: NW $\frac{1}{4}$ /NW $\frac{1}{4}$

EXCEPTING FROM the above described parcels all rights reserved in and to all oil, gas and mineral rights by those certain deeds described below:

a) A Deed dated April 11, 1955, executed by PHILLIP J. RAUCH and LOU ELLEN RAUCH, his wife, to C-B LAND and CATTLE COMPANY, recorded August 30, 1962 in Book L-1, page 320, Real Estate Deeds, Lincoln County, Nevada. (Affects T. 8 N., R. 62 E.)

b) A Deed dated July 1, 1962, executed by CLAIR WHIPPLE and LILA M. WHIPPLE, his wife, to WILLIAM W. ST. CLAIR, recorded August 30, 1962 in Book 53, under File No. 41768, Official Records, Nye County, Nevada, as to a 49% of all oil, gas and minerals; and in Book M-1 under File No. 39681, Real Estate Deeds, Lincoln County, Nevada, and in Book 248, Page 294, under File No. 121468, Real Estate Records, White Pine County, Nevada.

c) A Deed executed by MYRON ADAMS and ERMA H. ADAMS, husband and wife, recorded December 17, 1962 in Book M-1, page 77, Real Estate Deeds, Lincoln County, Nevada and recorded November 28, 1962 in Book 55, Page 286 and re-recorded January 17, 1963 in Book 56, Page 362, Official Records, Nye County, Nevada.

NO. **111553**

FILED AND RECORDED AT REQUEST OF
First American Title

September 2, 1998

AT **03** MINUTES PAST **11** O'CLOCK

AM IN BOOK **137** OF OFFICIAL

RECORDS PAGE **93** LINCOLN

COUNTY, NEVADA.

Yuriko Setzer

COUNTY RECORDER

Yuriko Setzer

3007

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