

Order No. VINCENT

Escrow No. 0349CSLC

WHEN RECORDED MAIL TO:

FIRST AMERICAN TITLE COMPANY
PO BOX 1048
ELY NV 89301

Space above this line for recorder's use

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
JAMES VINCENT, AN UNMARRIED MAN

do(es) hereby GRANT, BARGAIN and SELL to
JOHN D. SMITS, UNMARRIED MAN

the real property situate in the County of LINCOLN, State of Nevada, described as follows:

PARCEL 10, AS SHOWN ON PARCEL MAP FOR JAMES VINCENT, FILED IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY ON AUGUST 7, 1997, IN BOOK B, PAGE 56 OF PLATS, AS FILE NO. 109505, AND AMENDED NOVEMBER 18, 1997, IN BOOK B, PAGE 70 OF PLATS, AS FILE NO. 110131, AND AMENDED JANUARY 7, 1998, IN BOOK B, PAGE 82 OF PLATS AS FILE NO. 110302, LOCATED IN A PORTION OF SW1/4NE1/4 OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 67 EAST, M.D.B.&M., LINCOLN COUNTY, NEVADA.

3150680

EXCEPTING THEREFROM ALL MINES OF GOLD, SILVER, COPPER, LEAD, CINNABAR, AND OTHER VALUABLE MINERALS WHICH MAY EXIST IN THE SAID TRACT, EXCEPT GAS, COAL, OIL AND OIL SHALES, AS RESERVED BY THE STATE OF NEVADA IN DEED RECORDED APRIL 27, 1931, IN BOOK D-1, PAGE 156, PATENT RECORDS, LINCOLN COUNTY, NEVADA.

RP# 001-331-37

SEE ATTACHED EXHIBIT A: DEED RESTRICTIONS

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.

Dated October 16, 1998

STATE OF NEVADA }
COUNTY OF Clark } SS

James Vincent
JAMES VINCENT

On Oct 16, 1998
personally appeared before me, a Notary Public (or judge or other authorized person, as the case may be),
JAMES VINCENT

personally known (or proved) to me to be the person whose name is subscribed to the above instrument who acknowledged that he executed the instrument.

Vanessa Herbers
Signature

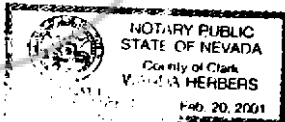


EXHIBIT A

DEED RESTRICTIONS

1. The 2 acre+ sites cannot be divided into smaller parcels.
2. The 5 or 10 acre sites can be divided into smaller parcels, but not less than 2 1/4 gross acres.
3. No mobile homes or trailers allowed on Lots 1-24. Modular homes will be permitted. These are identified, as manufactured buildings, and factory-built housing, approved by the Division of Manufactured Housing. These homes meet Nevada State Codes for Building, Plumbing, Mechanical, and Electrical. These homes are typically identified by an insignia placed on each unit. The insignia's are dark blue with silver letters and have a Nevada State Seal. The number on these labels start with FH. If Buyer intends to purchase a modular or manufactured home, it is the Buyer's responsibility to submit the plans, drawings, or sketch of the home to the County and/or Town to make sure that the modular or manufactured house is NOT a mobile home.
4. Temporary trailers are allowed with Town approval on Lots 1-24 for one (1) year while in the process of constructing a permanent residence. Additional time to keep a construction trailer on a lot must be approved by the Town and/or Lincoln County Commission.

NO. 111758

FILED AND RECORDED AT REQUEST OF
FIRST AMERICAN TITLE

OCTOBER 20, 1998

AT 11 MINUTES PAST 11 O'CLOCK

AM BOOK 137 OF OFFICIAL

RECORDS PAGE 584 LINCOLN

COUNTY, NEVADA

YURIKO SETZER

BY *[Signature]* DEPUTY