

**DEED OF COMMUNITY PROPERTY WITH RIGHT OF
SURVIVORSHIP**

THIS INDENTURE, made the 8th day of February, 1999, by and between RUBY LISTER AND WAYNE LISTER, husband and wife, party of the first part and hereinafter referred to as "Grantors", and BILL W. BROWN AND DENICE BROWN, husband and wife, of P. O. Box 124 Pioche, NV 89043 as community property with right of survivorship, parties of the second part and hereinafter referred to as "Grantees";

WITNESSETH

That the said Grantor, 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, does hereby grant, bargain and sell unto said Grantees, as community property and to the survivor of them and to the heirs of such survivor, forever, all those certain lots, pieces of parcels of land situate, lying and being in the County of Lincoln, State of Nevada, and bounded and particularly described as follows, to-wit:

PARCEL NO. 1

Sec 22, Southwest Quarter of the Northwest Quarter (SW1/4NW1/4); T. 2N., R. 67 E., M.D.M., being 40 acres more or less. Excepting and reserving the power line and a 12 foot right-of-way for said power line. If this parcel is ever sold the Lister Family Trust has the right of first refusal to said sale.
APN 06-201-18

All parcels described in that Patent #27-99-0003 issued to Ruby Lister by the United States of America, and recorded in the official records of Lincoln County in book 139 page 162-164 and subject to all provisions of said patent.

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 community property and to the heirs of the survivor of them, forever.

GRANT, BARGAIN AND SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
OTTO F. WALASEK, an unmarried man

hereby GRANT(S), BARGAIN(S), SELL(S) and CONVEY(S) to BRYAN C. SHELDON, TRUSTEE and MARY
H. SHELDON, TRUSTEE OF THE SHELDON 1984 TRUST DATED JUNE 28, 1984

that property in Lincoln
described as:

* * * See "Exhibit A" attached hereto and made a part hereof. * * *

Dated March 1, 1999

Otto F. Walasek
OTTO F. WALASEK

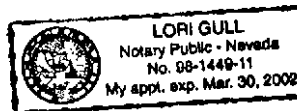
STATE OF NEVADA
COUNTY OF Lincoln

On 3-1-99 before me, the
undersigned, a Notary Public in and for said State, personally appeared
Otto F. Walasek

personally known to me (or proved to me on the basis of satisfactory
evidence) to be the person(s) whose name(s) is/are subscribed to the within
instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies) and that by his/her/their signature(s) on
the instrument the person(s) or the entity upon behalf of which the person(s)
acted, executed the instrument.

WITNESS my hand and official seal.

Signature Lori Gull
Name Lori Gull
(typed or printed)



(This area for official notarial seal)

SPACE BELOW THIS LINE FOR RECORDER'S USE.

Title Order No. _____
Escrow No. 99-29-823-EW

WHEN RECORDED MAIL TO

Name [BRYAN C. SHELDON, TRUSTEE, et al]
Street [P.O. BOX 1377]
Address [OVERTON, NV 89040]
City & State []