

JOINT TENANCY DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
BEACON GROUP, A PARTNERSHIP and DEAN P. AND FLORENCE W. THIRIOT TRUST
FLORENCE W. THIRIOT, J. STEVEN THIRIOT AND JOAN T. YOCKEY, CO-TRUSTEES OF
do hereby GRANT, BARGAIN and SELL to ROBERT A. ROMANS JR. AND GWENITH B. ROMANS,
HUSBAND AND WIFE, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP

and not as tenants in common, the real property situated in the County of LINCOLN, State of Nevada,
described as follows:

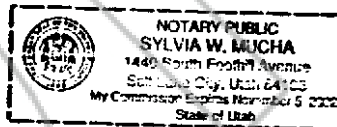
LOTS 7 AND 8, NORTH HILLS SUBDIVISION IN S.E. 1/4 of S.W. 1/4 of SEC. 4 T2S. R68 E
M.D.B. & M. ALSO SEE EXHIBIT "A" ATTACHED HERE TO AND MADE A PART HEREOF

Dated Dec 12, 1998

BEACON GROUP, A PARTNERSHIP

Sherman B. Hinckley
SHERMAN B. HINCKLEY, MANAGING PARTNER
State of Utah County of Salt Lake

On Dec 21, 1998
personally appeared before me, a Notary Public (or
judge or other authorized person, as the case may be),
SHERMAN B. HINCKLEY
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,



Subscribed and sworn to before me this
21 day of DEC 1998

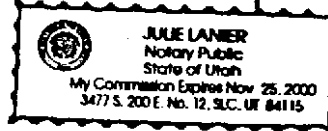
Sylvia W. Mucha
Notary Public in and for the
County of Salt Lake, State of Utah

DEAN P. and FLORENCE W. THIRIOT TRUST

Florence W. Thriot
FLORENCE W. THIRIOT, TRUSTEE
State of Utah County of Salt Lake

On Dec 12, 1998
personally appeared before me, a Notary Public (or
judge or other authorized person, as the case may be)
FLORENCE W. THIRIOT
personally known (or proved) to me to be the person
whose name is subscribed to the above instrument who
acknowledged that she executed the instrument,

For Florence only



Julie Lanier
Notary Public

my Commission Expires
11/25/2000

Residing in S.L.C.

4-5488066

EXHIBIT "A"

DESCRIPTION

1999-00450MLJ

All that certain lot, piece or parcel of land situate in the County of Lincoln, State of Nevada, described as follows:

Lots 7 and 8, of North Hills Subdivision First Phase, according to the official map thereof, filed in the office of the County Recorder of Lincoln County on February 28, 1980, as File No. 27636.

APN 002-233-07 and 08

GRANTEE ADDRESS:
Robert A. Romans
General Delivery
Panaca, NV. 89042

ATTACHMENT TO JOINT TENANCY DEED DATED DECEMBER 12, 1998
FROM BEACON GROUP, A PARTNERSHIP, AND
FLORENCE W. THIRIOT, J. STEVEN THIRIOT AND JOAN T. YOCKEY, CO-TRUSTERS OF
THE DEAN P. AND FLORENCE W. THIRIOT TRUST
TO
ROBERT A. ROMANS, JR. AND GWENITH B. ROMANS

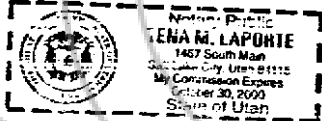
J. Steven Thriot
J. STEVEN THIRIOT

Joan T. Yockey
JOAN T. YOCKEY

STATE OF UTAH)
COUNTY OF Salt Lake) ss

On March 20, 1999, personally appeared before me, a Notary Public,
J. STEVEN THIRIOT, 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.

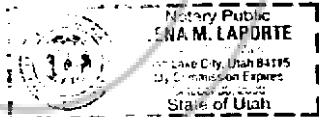
Jana M. Laporte
NOTARY PUBLIC



STATE OF UTAH)
COUNTY OF Salt Lake) ss

On March 20, 1999, personally appeared before me, a Notary Public,
JOAN T. YOCKEY, 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.

Jana M. Laporte
NOTARY PUBLIC



NO. 112493

FILED AND RECORDED AT REQUEST OF
FIRST AMERICAN TITLE

MARCH 23, 1999

AT 50 MINUTES PAST 10 O'CLOCK

AM IN CLOCK 140 OF OFFICIAL

RECORDED PAGE 508 UNCORRECTED

Jessie Brucher
COUNTY RECORDER