

JOINT TENANCY GRANT, BARGAIN AND SALE DEED

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THIS INDENTURE, made the 3rd day of August, 1999,
by and between ROBERT J. MATHEWS and CAROL L. MATHEWS, party of the
first part and hereinafter referred to as "Grantors", and DAN J.
SIMKINS and ALICE C. SIMKINS, husband and wife, as joint tenants
with full right of survivorship, parties of the second part and
hereinafter referred to as "Grantees";

WITNESSETH:

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

SEE EXHIBIT "A" ATTACHED HERETO

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 joint
tenants and not as tenants in common, and to the heirs of the
survivor of them, forever.

IN WITNESS WHEREOF, the said Grantors have hereunto set
their hands the day and year first above written.

Robert J. Mathews
ROBERT J. MATHEWS

Carol L. Mathews
CAROL L. MATHEWS

LAW OFFICES
GARY D. FAIRMAN
A PROFESSIONAL CORPORATION
488 NORTH STREET - P. O. BOX 8
ELY, NEVADA 89301
(775) 289-4422

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STATE OF Nevada)
COUNTY OF Lincoln) ss.

On August 3, 1999, personally appeared before me, a Notary Public, ROBERT J. MATHEWS and CAROL MATHEWS, personally known or proved to me to be the persons whose names are subscribed to the above instrument who acknowledged that they executed the instrument.

Janice Barr
NOTARY PUBLIC

PARCEL NO. 3 portions in 12-170-13
1 portion in 12-170-07

GRANTEE'S ADDRESS:
P.O. Box 333
PANACA, NV. 89042-0333



LAW OFFICES
GARY D. FAIRMAN
A PROFESSIONAL CORPORATION
488 PLYMOUTH STREET, P. O. BOX 8
ELY, NEVADA 89301
(775) 261-4482

Exhibit "A"

Description:

Portions of the NE1/4NW1/4 and a portion of the NW1/4NW1/4 Section 8, T.2S., R.68E., M.D.M., shown as parts E, K, L, N, Q and S of a Record of Survey Boundary Line Adjustment recorded in Plat Book B Page 165 of Lincoln County Records and more particularly described as follows:

PART E:

Beginning at a point on the north line of said Section 8* from which the NW corner of said Section 8 bears N. 89°58'19" W. 1,663.70 feet;
Thence S. 0°04'38" E. 146.06 feet* to the west right-of-way of the abandoned Union Pacific Railroad;
Thence S. 24°55'13" W. 25.02 feet along the said railroad right-of-way;
Thence N. 0°05'33" W. 168.75 feet to the north line of the said Section 8;
Thence S. 89°58'19" E. 10.62 feet to the Point of Beginning.
Containing 0.0383 Acres more or less

PART K:

Beginning on a point located on the east right of way of the abandoned UP Railroad; in the NE1/4NW1/4 of said Section 8* from which the NW corner of said Section 8 bears N. 84°17'46" W. 1,769.46 feet;
Thence S. 89°58'19" E. 223.24 feet* to the west right-of-way of the Lincoln County Road (as existing);
Thence S. 0°04'39" E. 50.00 feet* along said County Road;
Thence N. 89°58'19" W. 246.53 feet* to the said abandoned UPRR right-of-way;
Thence N. 24°55'13" E. 55.12 feet to the Point of Beginning.
Containing 0.2696 acres more or less.

PART L:

Beginning on a point on an existing fence line* from which the NW corner of said Section 8 bears N. 57°27'47" W. 1,570.55 feet;
Thence S. 0°06'27" E. 33.49 feet* to the west right-of-way of the abandoned UPRR;
Thence S. 24°55'13" W. 58.58 feet* along the said abandoned UPRR right-of-way;
Thence N. 15°52'05" E. 90.04 feet along said abandoned UPRR right-of-way to the Point of Beginning.
Containing 0.0095 acres more or less.

Lincoln County

PART N:

Beginning on the NW 1/16 corner of said Section 8*, from which the NW corner of said Section 8 bears N. 45°13'19" W. 1,866.51 feet;

Thence N. 89°54'19" W. 93.29 feet* along the north 1/16th line to the east right-of-way of the abandoned UPRR;

Thence N. 24°55'13" E. 220.51 feet* along the east right-of-way of the abandoned UP Railroad;

Thence S. 0°06'27" E. 200.13 feet to the Point of Beginning.

Containing 0.2143 acres more or less.

PARTS Q AND S:

Beginning at a point on the north 1/16 section line* from which the NW corner of said Section 8 bears N. 56°28'02" W. 2,381.90 feet and is on the west right-of-way of the existing Lincoln County Road;

Thence N. 89°54'19" W. 330.27 feet;

Thence N. 0°05'33" W. 909.18 feet to the east right-of-way of the abandoned UP Railroad;

Thence N. 24°55'13" E. 125.58 feet* along the said UP Railroad right-of-way;

Thence S. 0°05'33" E. 923.16 feet*;

Thence S. 89°54'19" E. 277.20 feet* to the west right-of-way of said Lincoln County Road;

Thence S. 0°04'39" E. 100.00 feet to the Point of Beginning.

Containing 1.8141 acres more or less.

* monumented by a 5/8" rebar with cap stamped L.SMITH PLS 12751

The Basis of Bearings is the east line of said Section 8 as shown on the as yet unapproved BLM dependent Resurvey of Section 9, T.2S., R.68E., M.D.M. (N. 0°06'10" W.)

NO. 113202
FILED AND RECORDED AT REQUEST OF
DAN J. SIMKINS
AUGUST 12, 1999
AT 22 MINUTES PAST 12 O'CLOCK
PM IN BOOK 143 OF OFFICIAL
RECORDS PAGE 290 LINCOLN
COUNTY NEVADA
Jessie Boecker
COUNTY RECORDER

BOOK 143 PAGE 293