

Lincoln County

Affix N.P.T.T., § 71.50
APN: 003-174-18

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That
YVONNE CULVERWELL, an unmarried woman

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do hereby Grant, Bargain,
Sell and Convey to: FREDERICK E. LAFLAMME AND JOANNA B. LAFLAMME,
HUSBAND AND WIFE AS JOINT TENANTS

all that real property situated in the city of CALIENTE County of LINCOLN
State of Nevada, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE
MADE A PART HEREOF FOR LEGAL DESCRIPTION.

SUBJECT TO: 1. Taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights of way and Easements now of record.

Together with all and singular the tenements, hereditaments and appurtenances therunto belonging or in anywise appertaining.

Witness _____ hand _____ this 30 day of OCTOBER, 1999

Yvonne Culverwell
YVONNE CULVERWELL

STATE OF NEVADA)
COUNTY OF CLARK) SS.

On OCTOBER 30, 1999
Before me, a Notary Public, personally appeared
YVONNE CULVERWELL

personally known to me (or proved to me on the basis of
satisfactory evidence) to be the person whose name is
subscribed to this instrument and acknowledged that he
(she or they) executed it.

Signature Carole Shaw
Notarial Seal (Notary Public)

NEVADA TITLE INSURANCE COMPANY:

ESCROW NO: 99-09-1437 BSS

MAIL TAX STATEMENTS TO:

FREDERICK E. LAFLAMME
230 OLD FIELD ROAD
SOUTHBURY, CT 06488

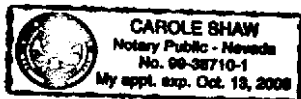


EXHIBIT "A"

That certain parcel of land situate within the North Half (N1/2) of the Southwest Quarter (SW1/4) of Section 8, Township 4 South, Range 67 East, M.D.B.&M., being a portion of the Modern Townsite of Caliente, Nevada more particularly described as follows:

Lot 1-A as shown on parcel map filed April 25, 1991 in the Lincoln County Recorder's Office in Book A of Plats, page 340 as file No. 96562, Lincoln County, Nevada records.

EXCEPTING AND RESERVING all minerals, coal, carbons, hydrocarbons, oil, gas, chemical elements and compounds, whether in solid, liquid or gaseous form and all steam and other forms of thermal energy on, in or under the above described land not previously reserved as reserved in a Deed recorded December 15, 1988 in Book 83 of Official Records, page 412 as Document No. 90453, Lincoln County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 1999 - 2000: 03-174-18

NO. 113564

FILED AND RECORDED AT REQUEST OF

Lincoln County Title

Nov. 5, 1999

32 MINUTES PAST 04 O' CLOCK

PM IN BOOK 144 OF OFFICIAL

RECORDS PAGE 521 LINCOLN

COUNTY, NEVADA.

Leslie Boucher

COUNTY RECORDER

By Jessie Seewald, Deputy

BOOK 144 PAGE 522

State of Nevada

Declaration of Value

1. Assessor Parcel Number(s)

- a) 003-174-18
- b) _____
- c) _____
- d) _____

2. Type of Property:

- a) Vacant Land
- c) Condo/Twnhse
- e) Apt. Bldg.
- g) Agricultural
- i) Other
- b) Single Fam. Res.
- d) 2-4 Plex
- f) Comm'l/Ind'l
- h) Mobile Home

FOR RECORDER'S OPTIONAL USE ONLY

Document/Instrument #: 113504
 Book: 144 Page: 521
 Date of Recording: Nov. 5, 1999
 Notes: _____

3. Total Value/Sales Price of Property:

\$ 55,000.00

Deduct Assumed Liens and/or Encumbrances:

(_____)

(Provide recording information: Doc/Instrument#: _____ Book: _____ Page: _____)

Transfer Tax Value per NRS 375.010, Section 2:

\$ 55,000.00

Real Property Transfer Tax Due

\$ 71.50

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: _____
- b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 100 %

The undersigned Seller (Grantor)/Buyer (Grantee), declare(s) and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1 1/2% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

SELLER (GRANTOR) INFORMATION

Seller Signature: [Signature]
 Print Name: YVONNE CULVERWELL
 Address: 11687 Hunter Ave.
 City: Yuma
 State: AZ Zip: 85367
 Telephone: 520-342-9308
 Capacity: SELLER

BUYER (GRANTEE) INFORMATION

Buyer Signature: _____
 Print Name: FREDERICK E. LAFLAMME
 Address: P.O. BOX 108 / 230 FIELD ROAD
 City: SOUTHBURY
 State: CT Zip: 06488
 Telephone: 203 757 0080
 Capacity: BUYER

Company Requesting Recording

Co. Name: Nevada Title Company

Esc. #: 99-09-1437 BSS

State of Nevada

Declaration of Value

1. Assessor Parcel Number(s)

- a) 003-174-18
- b) _____
- c) _____
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- g) Agricultural
- i) Other
- b) Single Fam. Res.
- d) 2-4 Plex
- f) Comm'l/Ind'l
- h) Mobile Home

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument #:	<u>113564</u>
Book:	<u>144</u>
Page:	<u>521</u>
Date of Recording:	<u>Nov 5, 1999</u>
Notes:	_____

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(_____)

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SELLER (GRANTOR) INFORMATION

Seller Signature: _____
 Print Name: YVONNE CULVERWELL
 Address: _____
 City: _____
 State: _____ Zip: _____
 Telephone: _____
 Capacity: SELLER

BUYER (GRANTEE) INFORMATION

Buyer Signature: Frederick E. Laflamme
 Print Name: FREDERICK E. LAFLAMME
 Address: P.O. BOX 108 / 230 FIELD ROAD
 City: SOUTHURRY
 State: CT Zip: 06488
 Telephone: 203 757 0080
 Capacity: BUYER

Company Requesting Recording

Co. Name: Nevada Title Company

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