

PARCEL NO. 012-17024

JOINT TENANCY GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made the 9th day of MARCH, 2000,
by and between RICHARD COX, CARY COX, SHERI NAN COX, and WAYNE
MICHAELS, parties of the first part and hereinafter referred to as
"Grantors", and QUENTIN GILPATRICK and VICTORIA GILPATRICK, 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:

Beginning at a point which is located at the
intersection of the South right of way line of
State Highway No. 25 and the East right of way
line of US Highway No. 93, said point being
South 1990 feet and East 280 feet from the
Northwest corner of Section No. 8, Township 2
South, Range 68 East, M.D.B.&M.;

Thence South 3°00'30" West, 165.0 feet to the
true point of beginning;

Thence South 89°30' East, 264.0 feet;

Thence S3°18'04" East, 386.20 feet to the right
of way line of Union Pacific Railroad, West
side line;

Thence South 24°55'45" West along said West right of
way 1039.42 feet to the East right of way line
of US Highway 93, said point being on a curve
having a radius of 3709.42 feet whose center
bore North 74°56'30" West;

Thence Northerly along the arc of said curve
and said right of way line 780.14 feet through
a control angle of 12°03';

#1999-13945
LAW OFFICES
GARY D. FAIRMAN
A PROFESSIONAL CORPORATION
408 FIFTH STREET - P. O. BOX 8
RELY, NEVADA 89301
(775) 289-4432

3-03-1995 12:28PM FROM PANACA FARMSTEAD 7027284283

P. 2

State of Nevada
Declaration of Value

1. Assessor Parcel Number(s).

- a) 012-170-24
- b) _____
- c) _____
- d) _____

2. Type of Property:

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

FOR RECORDERS OPTIONAL USE ONLY
 Document/Instrument #: 114432
 Book: 147 Page: 595
 Date of Recording: May 1, 2000
 Notes: _____

3. Total Value/Sales Price of Property: \$ 30,000.00

Deduct Assumed Liens and/or Encumbrances: (_____)

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

Transfer Tax Value per NRS 375.010, Section 2: \$ 30,000.00

Real Property Transfer Tax Due: \$ 39.00

4. If Exemption Claimed:

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

5. Partial Interest: Percentage being transferred: _____ %

The undersigned Seller (Grantor)/Buyer (Grantee), declares 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, the 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 1/2% per month. Pursuant to NRS 375.438, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

SELLER (GRANTOR) INFORMATION

X Seller Signature: Cary M. Cox
 Print Name: Cary M. Cox
 Address: 505 Rose Tree Ln
 City: Moab
 State: Utah Zip: _____
 Telephone: 259 6017
 Capacity: Son of Lee Cox

BUYER (GRANTEE) INFORMATION

Buyer Signature: Quentin Gilpatrick
 Print Name: Quentin Gilpatrick
 Address: PO Box 124
 City: Panaca
 State: NV Zip: 89042
 Telephone: (775) 728-4259
 Capacity: owner

COMPANY REQUESTING RECORDING

Co Name: First American Title Company Of Nevada Escrow # 1999-13945-MEJ

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

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Thence North 3°00' East, along said right of way 561.89 feet to the point of beginning.

Water Well Permit No. 26039, together with any rights of ingress and egress thereto for the purpose of maintaining the same.

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.

Richard Cox
RICHARD COX

Cary M. Cox
CARY COX

Sheri Nan Cox
SHERI NAN COX

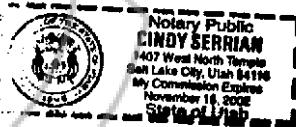
Wayne Michaels
WAYNE MICHAELS

LAW OFFICES
GARY D. FAIRMAN
A PROFESSIONAL CORPORATION
488 FIFTH STREET - P. O. BOX 8
ELY, NEVADA 89301
(775) 889-4488

STATE OF Utah)
COUNTY OF Salt Lake) ss.

On March 27 2000, personally appeared before me, a Notary Public, RICHARD COX, 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.

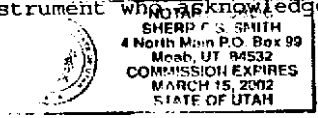
Cindy Serran
NOTARY PUBLIC



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STATE OF Utah)
COUNTY OF GRAND) ss.

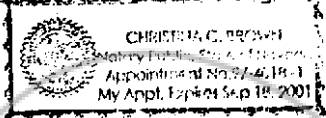
On March 21, 2000, personally appeared before me, a Notary Public, CARY COX, personally known or proved to me to be the person whose name is subscribed to the above instrument who acknowledged that he executed the instrument.



Sherrie S. Smith
NOTARY PUBLIC

STATE OF Nevada)
COUNTY OF Clark) ss.

On March 9, 2000, personally appeared before me, a Notary Public, SHERI NAN COX, 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.



Christina C. Brown
NOTARY PUBLIC

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO) ss.

On MARCH 13th, 2000, personally appeared before me, a Notary Public, WAYNE MICHAELS, 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.



Jeffrey C. Hillman
NOTARY PUBLIC

GRANTEE'S ADDRESS:

P.O. Box 124
Panaca, Nevada 89042

NO. 114432

FILED AND RECORDED AT REQUEST OF:
First American Title

May 1, 2000

46 MINUTES PAST 02 O'CLOCK
PM 147 OF OFICIAL

RECORDS PAGE 595 LINCOLN

COUNTY, NEVADA
Leslie Boucher

COUNTY RECORDER

By Teressa Lewis Deputy

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