

Quitclaim Deed

Assessor's Parcel No. for
this Parcel B - 002-280-06

Assessor's Parcel No. for
this Parcel C - 002-280-05

KNOW ALL MEN BY THESE PRESENTS:

That the Beacon Group (Grantor) forever QUITCLAIMS, REMISES, AND RELEASES to the Dean P. and Florence W. Thiriot Trust (c/o J. Steven Thiriot, 858 East 250 South, Bountiful, Utah 84010), its two-thirds undivided interest in the following described two property parcels:

Parcel B

This parcel is known as Parcel B of the Parcel Map recorded as Plat Book B, Page 308 of the Lincoln County Records, and is located in the SE ¼ SW ¼ Section 4, T 2 S, R 68 E, M.D. Base and Meridian in Lincoln County, Nevada, and is more particularly described as follows:

Beginning on the north-south center line (of said Section 4), monumented by a BLM brass cap and which the south quarter corner of said Section 4 bears

S 00°02'32" W 1291.00';

Thence S 00°02'32" W 342.12' * along the said center of section line;

Thence S 89°57'35" W 577.90' * to witness corner of the east boundary of a 50' county maintained road;

Thence continuing on line 28.47' to the centerline of said road;

Thence N 28°32'28" E 338.47' (a reference corner is set 25' on the east right-of-way boundary);

Thence N 25°26'39" E 49.74' to the north line of this parcel and the north line of this quarter-quarter section;

Thence along the said 1/16th line N 89°57'35" E 27.69' * to a right-of-way witness corner;

Thence continuing N 89°57'35" E 395.84' to the point of beginning.

Containing 4.034 acres, more or less. Subject to the 25' east half of a county maintained roadway along the westerly boundary of this parcel.

* = to a 5/8" rebar with cap stamped "L SMITH PLS 12751".

Basis of Bearing is the center section line recorded as N 00°02'32" E (from the south quarter corner to the north quarter corner). The south quarter corner is a recent BLM dependent resurvey and not yet approved.

End of description.

Parcel C

This parcel is known as Parcel C of the Parcel Map recorded as Plat Book B, Page 308 of the Lincoln County Records, and is located in the SE ¼ SW ¼ Section 4, T 2 S, R 68 E, M.D. Base and Meridian in Lincoln County, Nevada, and is more particularly described as follows:

Beginning at the SW 1/16th corner of said Section 4, monumented by a 5/8" rebar with aluminum cap stamped SW 1/16 "L SMITH PLS 12751";

Thence N 89°57'35" E 908.82' to the center of an existing 50' county maintained road, and witnessed by a 5/8" rebar with cap stamped "L Smith PLS 12751", which is N 89°57'35"

E 27.69';

Thence from the center of said road, S 25°26'39"W 49.74' along the center of said road having a witness corner set at the east 25' right-of-way boundary;

Thence S 28°32'28" W 338.47' along the center of said road to the south Parcel C boundary and the southeast corner of said Parcel C, having a witness corner set at the 25' right-of-way boundary, which is N 89°57'35" E 28.47'; *

Thence from the center of said existing road, S 89°57'35" W 725.65' * to the 1/16th section line;

Thence N 00°00'45" W 342.12', to the point of beginning.

Containing 6.429 acres, more or less.

Subject to the 25' west half of a county maintained roadway along the eastern boundary of this parcel. Also subject to a 16' easement for the Panaca Big Spring pipeline, the approximate location as shown on the parcel map.

* = to a 5/8" rebar and cap stamped "L Smith PLS 12751". The Basis of Bearing is the north-south center of said Section 4 line from the north quarter corner to the south quarter corner recorded in a recent BLM dependent resurvey (not yet approved) as N 00°02'32" E.

End of description.

IN WITNESS WHEREOF, the Grantor has executed this deed, this 30th day of June, 2000.

Stuart W. Hinckley
Stuart W. Hinckley, General Partner

State of Utah
County of Salt Lake County

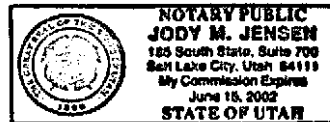
ACKNOWLEDGMENT

On this 30th day of June, 2000, before me, the undersigned Notary Public, personally appeared Stuart W. Hinckley, who acknowledged the execution of the foregoing Quitclaim Deed, and who stated that any representations therein contained are true.

Witness my hand and Notary Stamp this 30th day of June, 2000.

Jody M. Jensen
Notary Public

My commission expires: 6-15-02



NO. 114782

FILED AND RECORDED AT REQUEST OF
Parsons, Davies, Kinghor
& Peters July 6, 2000

AT 32 MINUTES PAST 03 O'CLOCK
PM 149 OF OFFICIAL
RECORDS PAGE 191 LINCOLN

COUNTY, NEVADA.
Leslie Boucher
COUNTY RECORDER
By Jensen, Leslie Deputy

BOOK 149 PAGE 192

Lincoln County

858 East 250 South
Bountiful, Utah 84010
June 29, 2000

Lincoln County
c/o Leslie Boucher, Recorder and Auditor
P.O. Box 218
Pioche, Nevada 89043

Dear Ms. Boucher:

Enclosed are two notarized quitclaim deeds regarding three parcels of property located immediately north of the town of Panaca, Lincoln County, Nevada, which we are forwarding to you for recording by Lincoln County.

The property addressed by the two enclosed quitclaim deeds, has to this point in time, been owned jointly by the Beacon Group (c/o Sherman B. Hinckley, General Partner) and the Dean P. and Florence W. Thiriot Trust (Thiriot Trust). The Beacon Group owns a two-thirds undivided interest in the property and the Thiriot Trust owns a one-third undivided interest in the property. The undivided interests by the Beacon Group and the Thiriot Trust in this property are duly recorded on the records of Lincoln County. For many years the Beacon Group has been receiving the tax notices for this property and has assumed responsibility for paying those taxes. The purpose of these quitclaim deeds is to divide up the property between the two parties according to the above undivided interests. No consideration is being provided by or to either party for the division of this property. As far as we can determine, this division of property, according to Lincoln County's Real Property Transfer Tax Guide, constitutes a "Partition of Property - co-owner removes name from title - no consideration given", and is therefore exempt from real property transfer tax.

Would you please record both quitclaim deeds, then return the approved deeds as described below. The approved quitclaim deed signed by the Thiriot Trust needs to be returned to:

Beacon Group
c/o Sherman B. Hinckley
2585 Kensington Avenue
Salt Lake City, Utah 84108-2417

The approved quitclaim deed signed by the Beacon Group needs to be returned to:

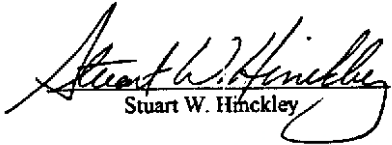
J. Steven Thiriot
858 East 250 South
Bountiful, Utah 84010

Enclosed are two personal checks, each made out to the "Lincoln County Recorder" for the amount of \$8, to cover the cost of recording both quitclaim deeds.

If you have any questions or comments, please call Stuart Hinckley (801) 363-4300 or Steven Thiriot at (801) 292-3559.

Thank you for your services.

Sincerely,


Stuart W. Hinckley


J. Steven Thiriot

Enclosures