

A.P. No. 003-143-10
Escrow No. 1999-19772-MLJ
R.P.T.T. \$85.80

WHEN RECORDED MAIL TO:
M and D Development,
P. O. Box 441
Mc Arthur, CA 96056

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Beuford Sanders and Sonia Sanders, husband and wife

do(es) hereby GRANT, BARGAIN and SELL to

M and D Development, a California General Partnership,

the real property situate in the County of Lincoln, State of Nevada, described as follows:

Lots 1, 2 and 3 in Block A of the West End Addition to the City of Caliente, County of Lincoln, State of Nevada.

EXCEPTING THEREFROM all mines of gold, silver, copper, lead, cinnabar and other valuable minerals which may exist in said tract as reserved by the State of Nevada, in deed recorded August 11, 1902, in Book F, Page 185, and July 28, 1903 in Book F, Page 362, Miscellaneous Records, Lincoln County, Nevada.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Date 6/27/00

Beuford Sanders
Beuford Sanders

Sonia Sanders
Sonia Sanders

By Beuford Sanders
as her Attorney in fact

State of Nevada
Declaration of Value

1. Assessor Parcel Number(s).

- a) 003-143-10
- 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 #: 114899
 Book: 149 Page: 426
 Date of Recording: July 28, 2000
 Notes: _____

3. Total Value/Sales Price of Property:

\$ 66,000.00

Deduct Assumed Liens and/or Encumbrances: (_____)

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

Transfer Tax Value per NRS 375.010, Section 2: \$ 66,000.00

Real Property Transfer Tax Due: \$ 85.80

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 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: _____
 Print Name: Beuford Sanders
 Address: _____
 City: _____
 State: _____ Zip: _____
 Telephone: _____
 Capacity: _____

BUYER (GRANTEE) INFORMATION

Buyer Signature: *[Signature]*
 Print Name: M and D Development, a California General Partnership
 Address: 38173 Hwy 299E (Johnson Park)
 City: Burney
 State: CA Zip: 96013
 Telephone: 530-335-2500
 Capacity: _____

COMPANY REQUESTING RECORDING

Co. Name: First American Title Company Of Nevada Escrow # 1999-19772-MLJ

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

State of Nevada
Declaration of Value

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- b) _____
- c) _____
- d) _____

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SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

Seller Signature: Beuford Sanders

Buyer Signature: _____

Print Name: Beuford Sanders

Print Name: M and D Development, a California General Partnership

Address: P.O. Box 939

Address: _____

City: Caliente

City: _____

State: NV Zip: 89008

State: _____ Zip: _____

Telephone: (775) 726 3425

Telephone: _____

Capacity: _____

Capacity: _____

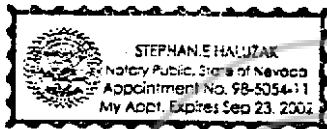
COMPANY REQUESTING RECORDING

Co. Name: First American Title Company Of Nevada Escrow # 1999-19772-MLJ

State of Nevada
County of Lincoln

This instrument was acknowledged before me on June 27, 2000 by
Beuford Sanders, individually and as attorney in fact for Sonia Sanders.

Stephan Haluzak
Notarial Officer



NO. **114899**

FILED AND RECORDED AT REQUEST OF
First American Title

July 28, 2000

AT 35 MINUTES PAST 02 O'CLOCK

PM IN BOOK 149 OF OFFICIAL

RECORDS PAGE 426 LINCOLN

COUNTY, NEVADA

Leslie Boucher

COUNTY RECORDER

By Terena Lewis Deputy