

A.P. NO. 011-160-04, 011-160-02, 011-100-05, 011-100-06, 011-100-07, 011-100-08, 011-100-09, 011-100-10
Escrow No. 2001-43783-MLJ
R.P.T.T. \$1,170.00

WHEN RECORDED MAIL TO:
Whipple Cattle Company,
HCR 61, Box 27
Hiko, NV 89017

GRANT, BARGAIN and SALE DEED

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

William Randall, Jr., an unmarried man, and John R. Cabe and Myra M. Cabe, husband and wife do(es) hereby GRANT, BARGAIN and SELL to

Whipple Cattle Company Incorporated, a Nevada corporation

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

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

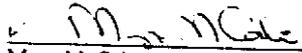
TOGETHER WITH ANY AND ALL WATER RIGHTS APPURTENANT THERETO.

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.

Dated: 4-18-01

William Randall, Jr.


John R. Cabe


Myra M. Cabe

STATE OF _____
COUNTY OF _____

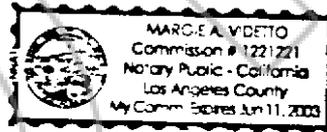
This instrument was acknowledged before me on _____, by William Randall, Jr.

Notary Public

STATE OF California
COUNTY OF Los Angeles

This instrument was acknowledged before me on April 18, 2001, by John R. Cabe and Myra M. Cabe.

Margie A. Videtto
Notary Public



A.P. NO. 011-160-04, 011-160-02, 011-100-05, 011-100-06, 011-100-07, 011-100-08, 011-100-09, 011-100-10
Escrow No. 2001-43783-MLJ
R.P.T.T. \$1,170.00

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Whipple Cattle Company,
HCR 61, Box 27
Hiko, NV 89017

GRANT, BARGAIN and SALE DEED

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

William Randall, Jr., an unmarried man, and John R. Cabe and Myra M. Cabe, husband and wife do(es) hereby GRANT, BARGAIN and SELL to

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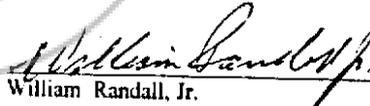
the real property situate in the County of Lincoln, State of Nevada, described as follows:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

TOGETHER WITH ANY AND ALL WATER RIGHTS APPURTENANT THERETO.

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.

Dated: 4-18-01


William Randall, Jr.

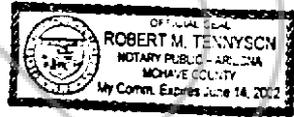
John R. Cabe

Myra M. Cabe

STATE OF Arizona
COUNTY OF Mohave

This instrument was acknowledged before me on April 18, 2001, by William Randall, Jr.

[Signature]
Notary Public



STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on _____, by John R. Cabe and Myra M. Cabe.

Notary Public

LEGAL DESCRIPTION

THE SOUTH HALF (S 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) AND THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 60 EAST, M.D.B. & M.

THE NORTHEAST QUARTER (NE 1/4), AND THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) AND THE EAST HALF (E 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 60 EAST, M.D.B. & M.

EXCEPTING THEREFROM THAT CERTAIN PARCEL OF LAND CONVEYED BY DEED RECORDED JUNE 1, 1917 IN BOOK E-1 OF REAL ESTATE DEEDS, PAGE 259, IN FILE NO. 12070, LINCOLN COUNTY, NEVADA RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT 160 FEET SOUTH OF THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 60 EAST, M.D.B. & M., AND RUNNING WEST 275 FEET TO EAST RIGHT-OF-WAY FENCE, THENCE 100 FEET WEST ACROSS THE HIGHWAY TO THE WEST RIGHT-OF-WAY FENCE, THENCE 450 FEET WEST TO NORTHWEST CORNER, THENCE SOUTHERLY 1950 FEET TO THE SOUTHWEST CORNER, THENCE EAST 640 FEET TO WEST RIGHT-OF-WAY FENCE, OR SOUTHEAST CORNER, THENCE, NORTHERLY ALONG THE RIGHT-OF-WAY FENCE 500 FEET, THENCE EAST 100 FEET ACROSS HIGHWAY TO EAST RIGHT-OF-WAY FENCE, THENCE 300 FEET EASTERLY, THENCE NORTHERLY 1450 FEET TO POINT OF BEGINNING, BEING A PORTION OF LOT 1 AND THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 60 EAST, M.D.B. & M.

AND

THE EAST HALF (E 1/2) OF THE NORTHEAST QUARTER (NE 1/4) AND THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 60 EAST, M.D.B. & M.

AND

THE WEST HALF (W 1/2) OF THE NORTHWEST QUARTER (NW 1/4) AND THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) AND THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 61 EAST, M.D.B. & M.

AND

THE NORTHWEST QUARTER (NW 1/4) OF THE WEST HALF (W 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 61 EAST, M.D.B. & M.

AND

THE EAST HALF OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4), AND THE EAST HALF (E 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4), AND THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4), AND THE SOUTH HALF (S 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 60 EAST, M.D.B. & M.

AND

THE EAST HALF (E 1/2) OF THE EAST HALF (E 1/2) OF THE WEST HALF (W 1/2) OF THE NORTHEAST QUARTER (NE 1/4), AND THE EAST HALF (E 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 60 EAST, M.D.B. & M.

EXCEPTING FROM THE ABOVE DESCRIBED PARCELS OF LAND ANY PORTIONS OF THE LANDS DESCRIBED ABOVE HERETOFORE CONVEYED TO THE STATE OF NEVADA FOR HIGHWAY PURPOSES.

.....

COPY

NO. **116261**

NO.

FILED AND RECORDED AT REQUEST OF

First American Title

April 30, 2001

AT 53 MINUTES AM 04 CLOCK

PM IN BOOK 154 OF OFFICIAL

RECORDS PAGE 442 JOURNAL

COUNTY REVENUE

Leslie Boucher

COUNTY RECORDER

By Deirdre Sawyer, deputy

State of Nevada
Declaration of Value

1. Assessor Parcel Number(s).

a) 011-160-04, 011-160-02, 011-100-05, 011-100-06, 011-100-07, 011-100-08, 011-100-09, 011-100-10

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/nd'l
- g) Agricultural
- h) Mobile Home
- i) Other Ag and Ranch

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument #: 116261
Book: 154 Page: 442
Date of Recording: April 30, 2001
Notes: _____

3. Total Value/Sales Price of Property:

\$ 900,000.00

Deduct Assumed Liens and/or Encumbrances:

(_____)

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

Transfer Tax Value per NRS 375.010, Section 2:

\$ 900,000.00

Real Property Transfer Tax Due:

\$ 1,170.00

4. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090, Section: _____

b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 50%

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: William Randall, Jr.
Address: _____
City: _____
State: _____ Zip: _____
Telephone: _____
Capacity: _____

BUYER (GRANTEE) INFORMATION

Buyer Signature: _____
Print Name: Whipple Cattle Company Incorporated
Address: X HCTR 61 Box 27
City: X Hiko
State: X NV Zip: X 89017
Telephone: _____
Capacity: X President

COMPANY REQUESTING RECORDING

Co. Name: First American Title Company Of Nevada Escrow # 2001-43783-MLJ

State of Nevada
Declaration of Value

- 1. Assessor Parcel Number(s).
 - a) 011-160-04, 011-160-02, 011-100-05, 011-100-06, 011-100-07, 011-100-08, 011-100-09, 011-100-10
 - 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 'Ind'l
 - g) Agricultural
 - h) Mobile Home
 - i) Other Ag and Ranch

FOR RECORDERS OPTIONAL USE ONLY
 Document/Instrument #: 1162101
 Book: 154 Page: 442
 Date of Recording: April 30, 2001
 Notes: _____

- 3. Total Value/Sales Price of Property: \$ 900,000.00
- Deduct Assumed Liens and/or Encumbrances: (_____)
- (Provide recording information: Doc/Instrument #: _____ Book: _____ Page: _____)
- Transfer Tax Value per NRS 375.010, Section 2: \$ 900,000.00
- Real Property Transfer Tax Due: \$ 1,170.00

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

5. Partial Interest: Percentage being transferred: 50%

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: William Randall, Jr.
 Print Name: William Randall, Jr.
 Address: 25 Tanager Ln
 City: Lake Havasu
 State: CA Zip: 92403
 Telephone: (520) 680-1508
 Capacity: _____

BUYER (GRANTEE) INFORMATION

Buyer Signature: _____
 Print Name: Whipple Cattle Company Incorporated
 Address: _____
 City: _____
 State: _____ Zip: _____
 Telephone: _____
 Capacity: _____

COMPANY REQUESTING RECORDING

Co.Name: First American Title Company Of Nevada Escrow # 2001-43783-MLJ