

QUITCLAIM DEED AND BILL OF SALE
Caselton Lots 28, 29 & 30

THIS INDENTURE, made and entered into this 3rd day of January, 1998, by and between N. Caroline Ward, a resident of Reno, Nevada, herein referred to as GRANTOR, and Wayne L. Mitchell and Marilyn D. Mitchell, husband and wife as joint tenants with right of survivorship, hereinafter referred to as GRANTEES.

WITNESSETH: that the said Grantor, for good and valuable consideration, the receipt of which is hereby acknowledged, does by these presents sell, release, remise and forever quitclaim unto said Grantees, all of her right, title and interest in and to that certain residence and the use of the surface rights of that certain parcel consisting of housing lots twenty-eight, twenty-nine and thirty (28, 29 & 30) at Caselton, Lincoln County, Nevada, more particularly described in Exhibit A attached hereto and made a part hereof by reference (the "Property"), together with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

APN 6-361-19

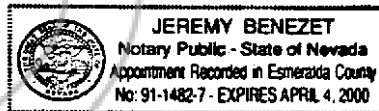
Grantor makes no representations or warranties express or implied with respect to the availability of any services to the Property, including but not limited to roads, fire protection, utilities (gas, water, electricity, telephone) or security; nor does Grantor make any representations or warranties expressed or implied respecting Grantor's or Grantees' use of the surface of the Property or the ownership of the land underlying the Property.

TO HAVE AND TO HOLD the Property unto the said Grantees and to his heirs and assigns forever.

GRANTOR

N. Caroline Ward

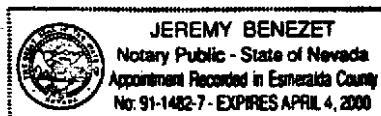
N. Caroline Ward



STATE OF NEVADA)
) :ss
COUNTY OF WASHOE)

On January 3, 1998, before me, a notary public, personally appeared N. Caroline Ward, who acknowledged that she executed the above instrument.

Jeremy Benezet
Notary Public



COPY

NO. 117397

NO.

FILED AND RECORDED AT REQUEST OF
DON WINTER

DECEMBER 6, 2001

AT 06:00 AM

160

RECORDS PAGE 231

COUNTY, NEVADA
LESLIE ROUCHER

COUNTY RECORDER

BY *James A. ...* DEPUTY

DEC 160 REC 232

STATE OF NEVADA
DECLARATION OF VALUE

Loc # 117397
Book 160 Page 231-232

1. Assessor Parcel Number(s)
a) 6-361-19
b) _____
c) _____
d) _____

FOR RECORDERS USE ONLY
Documentation Reviewed by: _____
Type of Documentation: _____
Assessor's Tag: _____
Recording Deputy: _____

2. Type of Property:
a) Vacant Land b) Single Fam. Res.
c) Condo/Twnhse d) 2-4 Pkax
e) Apt. Bldg. f) Comm/Vind'l
g) Agricultural h) Mobile Home
Other _____

3. Total Value/Sales Price of Property \$ 40,000
Deduct Assumed Liens and/or Encumbrances (-0-)
(Recording information on assumed amounts: Book/Instrument # _____)

4. Taxable Value (per NRS 375.010, Section 2) \$ 40,000
Real Property Transfer Tax Due \$ 52.00

If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section _____ NAC 375, Section _____
b. Explain Reason for Exemption: N/A

5. Partial Interest: Percentage being transferred: -0- %

The undersigned Seller (Grantor)/Buyer (Grantee), declares and acknowledges, under penalty of perjury, pursuant to NRS 375.080 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

BUYER (GRANTEE) INFORMATION

Seller Signature: N. Carolene Ward
Print Name: N. Carolene Ward
Address: 2240 Lindley Way
City: Reno, NV 89509
State: _____ Zip: _____
Telephone: (775) 827-2943
Capacity: Seller

Buyer Signature: Wayne S. Mitchell
Print Name: Wayne Mitchell
Address: HC 74 Box 119
City: PIOCHE, NV 89043
State: _____ Zip: _____
Telephone: (775) 962-4810
Capacity: Buyer

COMPANY REQUESTING RECORDING

Co. Name: N/A Escrow #: _____
(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)