

A.P. No. 004-041-010
Escrow No. 2001-51655-MLJ
R.P.T.T. \$76.70

WHEN RECORDED MAIL TO:
Mr. Paul E. Benjamin
5415 W. Hannon, #1059
Las Vegas, NV. 89103

GRANT, BARGAIN and SALE DEED

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

Ronald Rounsville and Wyvonn Rounsville, husband and wife

do(es) hereby GRANT, BARGAIN and SELL to

Paul E. Benjamin, an unmarried man

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 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.

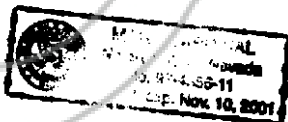
Date 10-25-01
Ronald Rounsville
Ronald Rounsville

Wyvonn Rounsville
Wyvonn Rounsville

State of Nevada
County of Lincoln

This instrument was acknowledged before me on 10-25-01, by
Ronald Rounsville and Wyvonn Rounsville.

Mary Cardinal
Notarial Office



DESCRIPTION

ALL THAT REAL PROPERTY SITUATED IN THE COUNTY OF LINCOLN, STATE OF NEVADA,
BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 5, TOWNSHIP 7 SOUTH, RANGE 61 EAST, M.D.B.&M; THENCE RUNNING DUE EAST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) A DISTANCE OF 910 FEET MORE OR LESS TO THE WEST LINE OF MAIN STREET AT THE NORTHEAST CORNER OF LOT 1, BLOCK 46, ALAMO TOWNSITE ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA; RUNNING THENCE NORTH 1°23' WEST ALONG THE WEST SIDE OF SAID MAIN STREET AND THE PROJECTION THEREOF A DISTANCE OF 640 FEET; THENCE SOUTH 88°37' WEST A DISTANCE OF 125 FEET TO THE TRUE POINT OF BEGINNING; CONTINUING THENCE SOUTH 88°37' WEST A DISTANCE OF 125 FEET; THENCE SOUTH 1°23' EAST A DISTANCE OF 100 FEET; THENCE NORTH 88°37' EAST A DISTANCE OF 125 FEET; THENCE NORTH 1°23' WEST A DISTANCE OF 100 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT 45 FEET WIDE FOR A ROADWAY AND UTILITIES, THE CENTER LINE OF WHICH IS DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE WEST LINE OF SAID MAIN STREET AND THE PROJECTION THEREOF A DISTANCE OF 662.50 FEET BEARING 1°23' WEST FROM SAID NORTHEAST CORNER OF LOT 1, BLOCK 46; RUNNING THENCE SOUTH 88°37' WEST A DISTANCE OF 272.50 FEET; THENCE SOUTH 1°23' EAST A DISTANCE OF 100 FEET TO THE POINT OF ENDING.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED AUGUST 16, 1991 IN BOOK 97, PAGE 661 AS DOCUMENT NO. 97228 IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA.

NO. 117447
FILED AND RECORDED AT THE OFFICE OF THE
FILED AND RECORDED AT REQUEST OF
FIRST AMERICAN TITLE
DECEMBER 19, 2001
AT 3:30 PM 04
PM 160
RECORDED PAGE 381 LINCOLN
COUNTY, NEVADA.
LESLIE BOGOWER RECORDER
COUNTY RECORDER
BY Terese Lee CLERK, DEPUTY

State of Nevada
Declaration of Value

1. Assessor Parcel Number(s).

- a) 004-041-010
- b) _____
- c) _____
- d) _____

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument #:	117447
Book:	160
Page:	381-382
Date of Recording:	Dec. 19, 2001
Notes:	_____

2. Type of Property:

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

3. Total Value/Sales Price of Property:	\$ 59,000.00
Deed in Lieu of Foreclosure Only (value of property):	\$ _____
Transfer Tax Value:	\$ 59,000.00
Real Property Transfer Tax Due:	\$ 76.70

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 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 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% per month.

Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature _____	Capacity	Seller
Signature <u>Paul E. Benjamin</u>	Capacity	Buyer

SELLER (GRANTOR) INFORMATION
REQUIRED

Print Name: Ronald Rounsvile
 Address: _____
 City: _____
 State: _____ Zip: _____

BUYER (GRANTEE) INFORMATION
REQUIRED

Print Name: Paul E. Benjamin
 Address: P.O. Box 432
 City: Alamo
 State: NV Zip: 89001

COMPANY/PERSON REQUESTING RECORDING
(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: First American Title Company of Nevada/Marian L. Jenkins Escrow # 2001-51655-MLJ
 Address: 685 Lyons Avenue
 City: Ely State: NV Zip: 89301-1048

State of Nevada
Declaration of Value

1. Assessor Parcel Number(s).

- a) 004-041-010 _____
- b) _____
- c) _____
- d) _____

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument #: 117447
 Book: 160 Page: 381-382
 Date of Recording: Dec. 19, 2001
 Notes: _____

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Signature Ronald Rounville Capacity Seller
 Signature _____ Capacity Buyer

SELLER (GRANTOR) INFORMATION
REQUIRED

Print Name: Ronald Rounville
 Address: Box 983
 City: Caliente
 State: Nev Zip: 89008

BUYER (GRANTEE) INFORMATION
REQUIRED

Print Name: Paul E. Benjamin
 Address: _____
 City: _____
 State: _____ Zip: _____

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: First American Title Company of Nevada/Marian L. Jenkins Escrow # 2001-51655-MLJ
 Address: 685 Lyons Avenue
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