

A.P. No. Portion 010-111-01
Escrow No. 2001-58938-MLJ
R.P.T.T. \$3.90

WHEN RECORDED MAIL TO:
Roy R. Von Bargen
785 Northrop Ave., Apt. 3
Las Vegas, NV 89119

GRANT, BARGAIN and SALE DEED

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

Toreson Industries, Inc., a Nevada Corporation

do(es) hereby GRANT, BARGAIN and SELL to

Roy R. Von Bargen, an unmarried man

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

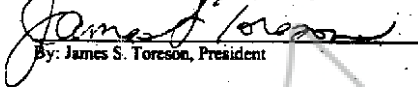
Lots Twenty-Nine (29) and Thirty (30) of Block VIII in Lincoln Estates Subdivision Unit #2, Recorded April 5, 1972, in Book "A" of Plats, Page 98, in Lincoln County, Nevada Records.

NO WATER RIGHTS WHATSOEVER ARE BEING CONVEYED HEREIN TO THE WATER RIGHTS OWNED BY TORESON INDUSTRIES, INC. THAT ARE ON FILE WITH THE STATE OF NEVADA, DEPARTMENT OF WATER RESOURCES, UNDER THE FOLLOWING WATER PERMIT APPLICATIONS: 338958, #38959, #38960, AND THEIR ASSOCIATED WATER CERTIFICATES: #6725 AND #6861.

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

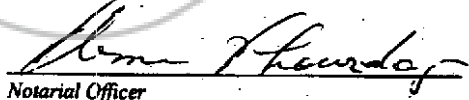
Date 2/5/02

Toreson Industries, Inc., a Nevada Corporation


By: James S. Toreson, President

State of California
County of LOS ANGELES

This instrument was acknowledged before me on 5TH DAY OF FEB, 2002 by James S. Toreson.


Notarial Officer



COPY

NO. **117809**

FILED AND RECORDED AT REQUEST OF

FIRST AMERICAN TITLE

MARCH 11, 2002

AT 45 MINUTES PAST 11 O'CLOCK

AM IN BOOK 162 OF OFFICIAL

RECORDS PAGE 183 LINCOLN

COUNTY NEVADA,
LESLIE BOUCHER

COUNTY RECORDER

BY Teresa Scorsio, DEPUTY

BOOK **162** PAGE **184**

State of Nevada
Declaration of Value

1. Assessor Parcel Number(s).

- a) Portion 010-111-01
- b) _____
- c) _____
- d) _____

FOR RECORDERS OPTIONAL USE ONLY
 Document/Instrument #: 117809
 Book: 1602 Page: 183-184
 Date of Recording: March 11, 2002
 Notes: _____

2. Type of Property:

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

3. Total Value/Sales Price of Property:

Total Value/Sales Price of Property: \$ 2,520.00
 Deed in Lieu of Foreclosure Only (value of property): \$ _____
 Transfer Tax Value: \$ 2,520.00
 Real Property Transfer Tax Due: \$ 3.90

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: James S. Toreson James S. Toreson Capacity: President/Seller
 Signature: Roy R. Von Bargen Roy R. Von Bargen Capacity: Buyer

SELLER (GRANTOR) INFORMATION
REQUIRED

Print Name: Toreson Industries, Inc., a Nevada Corporation
 Address: 11210 Briarcliff Lane
 City: Studio City
 State: CA Zip: 91604

BUYER (GRANTEE) INFORMATION
REQUIRED

Print Name: Roy R. Von Bargen
 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 # 2001-58938-MLJ
 Address: 685 Lyons Avenue
 City: Ely State: NV Zip: 89301-1048

State of Nevada
Declaration of Value

1. Assessor Parcel Number(s).

- a) Portion 010-111-01 _____
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Signature	James S. Toreson	Capacity	President/Seller
Signature	Roy R. Von Bargen	Capacity	Buyer

SELLER (GRANTOR) INFORMATION
REQUIRED

Print Name: Toreson Industries, Inc., a Nevada Corporation
 Address: _____
 City: _____
 State: _____ Zip: _____

BUYER (GRANTEE) INFORMATION
REQUIRED

Print Name: Roy R. Von Bargen
 Address: 1751 W. HURON AVE, APT. 12
 City: LAS VEGAS
 State: NV Zip: 89119

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

Print Name: First American Title Company of Nevada/Marian L. Jenkins Escrow # 2001-58938-MLJ
 Address: 685 Lyons Avenue
 City: Ely State: NV Zip: 89301-1048