

A.P. No. 010-042-03
Escrow No. 2001-58993-MLJ
R.P.T.T. \$1.30

WHEN RECORDED MAIL TO:
Toreson Industries, Inc.
11210 Briarcliff Lane
Studio City, CA 91604

GRANT, BARGAIN and SALE DEED

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

Roy R. Von Bargen, an unmarried man

do(es) hereby GRANT, BARGAIN and SELL to

Toreson Industries, Inc., a Nevada corporation

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

Lots Eleven (11) and Thirteen (13) in Block I of Lincoln Estates Subdivision Unit #4 recorded November 6, 1974, in Book "A" of Plats, Page 108, as Document No. 55272, in Lincoln County, Nevada Official Records.

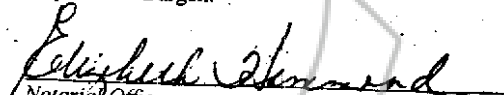
TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

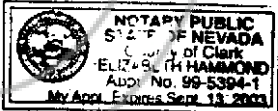
Date 2-7-02


Roy R. Von Bargen

State of Nevada
County of Clark

This instrument was acknowledged before me on February 7, 2002, by Roy R. Von Bargen.


Notarial Officer



COPY

NO. **117810**

FILED AND RECORDED AT REQUEST OF
FIRST AMERICAN TITLE

MARCH 11, 2002

AT 48 MINUTES PAST 11 O'CLOCK

AM IN BOOK 162 OF OFFICIAL

RECORDS PAGE 185 LINCOLN

COUNTY NEVADA

LESLIE BOUCHER

COUNTY RECORDER

BY *Debra Sevens*, DEPUTY

BOOK 162 PAGE 186

State of Nevada
Declaration of Value

1. Assessor Parcel Number(s).

- a) 010-042-03 _____
- b) _____
- c) _____
- d) _____

FOR RECORDERS OPTIONAL USE ONLY
 Document/Instrument #: 117810
 Book: 162 Page: 185-186
 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'/Ind'l
- g) Agricultural
- h) Mobile Home
- i) Other _____

3. Total Value/Sales Price of Property:

\$ 771.00
 Deed in Lieu of Foreclosure Only (value of property): \$ _____
 Transfer Tax Value: \$ 771.00
 Real Property Transfer Tax Due: \$ 1.30

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 _____ Roy R. Von Barga Capacity Seller
 Signature James S. Toreson James S. Toreson Capacity President/Buyer

SELLER (GRANTOR) INFORMATION
REQUIRED

Print Name: Roy R. Von Barga
 Address: _____
 City: _____
 State: _____ Zip: _____

BUYER (GRANTEE) INFORMATION
REQUIRED

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

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

Print Name: First American Title Company of Nevada/Marian L. Jenkins Escrow # 2001-58993-MLJ
 Address: 685 Lyons Avenue
 City: Ely State: NV Zip: 89301-1048

State of Nevada Declaration of Value

1. Assessor Parcel Number(s)

- a) 010-042-03
- b) _____
- c) _____
- d) _____

FOR RECORDERS OPTIONAL USE ONLY
 Document/Instrument #: 117810
 Book: 162 Page: 185-186
 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'/Ind'l
- g) Agricultural
- h) Mobile Home
- i) Other _____

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property): \$ 771.00
 Transfer Tax Value: \$
 Real Property Transfer Tax Due: \$ 1.30

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 Roy R. Von Bargaen Roy R. Von Bargaen Capacity Seller
 Signature _____ James S. Toreson Capacity President/Buyer

**SELLER (GRANTOR) INFORMATION
REQUIRED**

Print Name: Roy R. Von Bargaen
 Address: 775 North Main Ave, Apt. #13
 City: Las Vegas
 State: Nevada Zip: 89119

**BUYER (GRANTEE) INFORMATION
REQUIRED**

Print Name: Toreson Industries, Inc., a Nevada corporation
 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 # 2001-58993-MLJ
 Address: 685 Lyons Avenue
 City: Ely State: NV Zip: 89301-1048