

FILED FOR RECORDING
AT THE REQUEST OF

Richard W. Harris, PC

2005 JUL 6 PM 2 46

LINCOLN COUNTY RECORDER
FEE 27.00
LESLIE BOUCHER

Recorded at request of and
return to:

Richard W. Harris, Esq.
Harris & Thompson
6121 Lakeside Drive, Suite 260
Reno, Nevada 89511

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this 1st day of July, 2005 by and between the LEAVITT PLACER ASSOCIATION, a Nevada mining partnership, whose members consists of WENDELL LEAVITT, a single man; RUBY LEAVITT, a single woman; BOYD LEAVITT, a single man; VENNA DAVIS, a single woman; FERN T. LEAVITT, a single woman; CLAUDIA McQUOID, a single woman; EDITH McQUOID, a single woman; REYNOLD STOUT, a married man dealing with his separate property; DORA HAFEN, a single woman; and MIRIAM ORGILL, a married woman dealing with her separate property (referred to collectively as "Grantors"); and FEDERATED COMMERCIAL INDUSTRIES, LLC, a Nevada limited liability company, whose address is c/o Michael E. Kulwin, Esq., 317 S. Sixth Street, 2nd Floor, Las Vegas, Nevada 89101 ("Grantee").

WITNESSETH:

1. Conveyance of Interest in Mining Claims. Grantors, in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration paid to them by

Grantee, do hereby remise, release, and transfer to Grantee all of Grantors' right, title, and interest in and to the "Snowwhite" (also known as the "Snow White") group of twelve (12) unpatented placer mining claims situated in Lincoln County, Nevada (the "Claims"). The Claims are more particularly described on Exhibit A attached hereto and made a part hereof.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD all of the right, title and interest of Grantors in and to the Claims, together with the appurtenances, unto Grantee, its successors and assigns forever.

2. Warranties and Representations. Grantors make the following warranties and representations of title, and no other, to Grantee:

- a. To the best of Grantors' knowledge, they represent all of the members of the Leavitt Placer Association, a Nevada mining partnership.
- b. Grantors have not created any leases, liens, encumbrances, or first rights of refusal affecting the Claims.
- c. To the best of Grantors' knowledge, there are no claims, demands, or liabilities (including environmental liabilities) affecting the Claims.

d. Grantors have the right to convey the Claims to Grantee.

3. Assignment of Claims for Relief. Grantors hereby assign to Grantee all claims for relief that Grantors may have against the owners and operators of two gas pipelines, an electrical transmission line, and a fiber optic cable line, all of which traverse the Claims, for trespass, waste, and other damages, if any, arising from loss of mineral and mining rights.

4. Additional Documents. Grantors agree to execute any additional documents that may be required to effect a complete transfer of the Claims from Grantors to Grantee.

5. Counterparts. This Special Warranty Deed may be executed in counterparts, and all of the signature and notary pages, taken together, shall constitute a single document.

IN WITNESS WHEREOF, Grantors have executed this Special Warranty Deed the day and year first above written.

SIGNATURES AND NOTARIES ON SEPARATE PAGES

federated commercial/
special warranty deed (6-05)

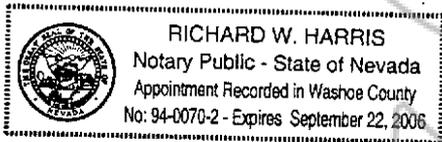
SIGNATURE PAGE
TO
SPECIAL WARRANTY DEED

LEAVITT PLACER ASSOCIATION, a
Nevada mining partnership

By Wendell L. Leavitt
WENDELL LEAVITT, Member

STATE OF NEVADA)
WASHOE)SS
COUNTY OF ~~CLARK~~)

On the 1st day of July 2005, before me, a Notary Public in and for said State and County, personally appeared WENDELL LEAVITT, a Member of the LEAVITT PLACER ASSOCIATION, a Nevada mining partnership, personally known (or proved) to me to be the person who executed the above SPECIAL WARRANTY DEED, and acknowledged to me that he executed the same for purposes stated therein.



Richard W. Harris
NOTARY PUBLIC

**SIGNATURE PAGE
TO
SPECIAL WARRANTY DEED**

LEAVITT PLACER ASSOCIATION, a Nevada
mining partnership

By Wendell L. Leavitt
WENDELL LEAVITT, acting on behalf of
RUBY LEAVITT, pursuant to Special Power of
Attorney dated May 1, 2003

STATE OF NEVADA)
 WASHOE)SS
COUNTY OF ~~CLARK~~)

On the 1st day of July 2005, before me, a Notary Public in and for said State and County, personally appeared WENDELL LEAVITT, acting on behalf of **RUBY LEAVITT**, a Member of the LEAVITT PLACER ASSOCIATION, a Nevada mining partnership, pursuant to Special Power of Attorney dated May 1, 2003, personally known (or proved) to me to be the person who executed the above SPECIAL WARRANTY DEED, and acknowledged to me that she executed the same for purposes stated therein.



RICHARD W. HARRIS
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 94-0070-2 - Expires September 22, 2006
federated commercial/7657
signature page ruby leavitt

Richard W. Harris
NOTARY PUBLIC

**SIGNATURE PAGE
TO
SPECIAL WARRANTY DEED**

LEAVITT PLACER ASSOCIATION, a Nevada
mining partnership

By Wendell L Leavitt

WENDELL LEAVITT, acting on behalf of
BOYD LEAVITT, pursuant to Special Power of
Attorney dated June 17, 1998

STATE OF NEVADA)
 WASHOE)ss
COUNTY OF ~~CLARK~~)

On the 15th day of July 2005, before me, a Notary Public in and for said State and County, personally appeared WENDELL LEAVITT, acting on behalf of **BOYD LEAVITT**, a Member of the LEAVITT PLACER ASSOCIATION, a Nevada mining partnership, pursuant to Special Power of Attorney dated May 1, 2003, personally known (or proved) to me to be the person who executed the above SPECIAL WARRANTY DEED, and acknowledged to me that he executed the same for purposes stated therein.

 RICHARD W. HARRIS
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 94-0070-2 - Expires September 22, 2006

Richard W. Harris
NOTARY PUBLIC

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signature page boyd leavitt

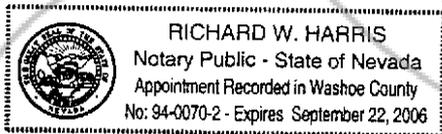
**SIGNATURE PAGE
TO
SPECIAL WARRANTY DEED**

LEAVITT PLACER ASSOCIATION, a Nevada
Mining partnership

By: *Wendell L. Leavitt*
WENDELL LEAVITT, acting on behalf of
VENNA DAVIS, pursuant to Special
Power of Attorney dated July 1, 2005

STATE OF NEVADA)
)ss
COUNTY OF WASHOE)

On the 1st day of July 2005, before me, a Notary Public in and for said State and County, personally appeared WENDELL LEAVITT, acting on behalf of VENNA DAVIS, a Member of the LEAVITT PLACER ASSOCIATION, a Nevada mining partnership, pursuant to Special Power of Attorney dated July 1, 2005, personally known (or proved) to me to be the person who executed the above SPECIAL WARRANTY DEED, and acknowledged to me that she executed the same for purposes stated therein.



Richard W. Harris
NOTARY PUBLIC

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signature page venna davis

**SIGNATURE PAGE
TO
SPECIAL WARRANTY DEED**

LEAVITT PLACER ASSOCIATION, a Nevada
mining partnership

By Wendell L. Leavitt
WENDELL LEAVITT, acting on behalf of
FERN T. LEAVITT, pursuant to Special Power
of Attorney dated June 18, 1998

STATE OF NEVADA)
 WASHOE)ss
COUNTY OF ~~CLARK~~)

On the 15th day of July 2005, before me, a Notary Public in and for said State and County, personally appeared WENDELL LEAVITT, acting on behalf of **FERN T. LEAVITT**, a Member of the LEAVITT PLACER ASSOCIATION, a Nevada mining partnership, pursuant to Special Power of Attorney dated May 1, 2003, personally known (or proved) to me to be the person who executed the above SPECIAL WARRANTY DEED, and acknowledged to me that she executed the same for purposes stated therein.



Richard W. Harris
NOTARY PUBLIC

federated commercial/7657
signature page fern t. leavitt

**SIGNATURE PAGE
TO
SPECIAL WARRANTY DEED**

LEAVITT PLACER ASSOCIATION, a Nevada
mining partnership

By Wendell L. Leavitt
WENDELL LEAVITT, acting on behalf of
CLAUDIA McQUOID, pursuant to Special
Power of Attorney dated May 2, 2003

STATE OF NEVADA)
 WASHOE)ss
COUNTY OF ~~CLARK~~)

On the 13th day of July 2005, before me, a Notary Public in and for said State and County, personally appeared WENDELL LEAVITT, acting on behalf of **CLAUDIA McQUOID**, a Member of the LEAVITT PLACER ASSOCIATION, a Nevada mining partnership, pursuant to Special Power of Attorney dated May 1, 2003, personally known (or proved) to me to be the person who executed the above SPECIAL WARRANTY DEED, and acknowledged to me that she executed the same for purposes stated therein.

 RICHARD W. HARRIS
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 94-0070-2 - Expires September 22, 2006

Richard W. Harris
NOTARY PUBLIC

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signature page claudia mcquoid

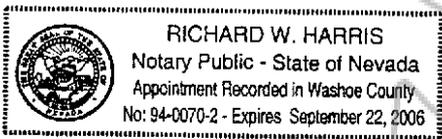
**SIGNATURE PAGE
TO
SPECIAL WARRANTY DEED**

LEAVITT PLACER ASSOCIATION, a Nevada
mining partnership

By Wendell Leavitt
WENDELL LEAVITT, acting on behalf of
EDITH McQUOID, pursuant to Special Power
of Attorney dated April 29, 2003

STATE OF NEVADA)
)ss
COUNTY OF WASHOE)

On the 1st day of July 2005, before me, a Notary Public in and for said State and County, personally appeared WENDELL LEAVITT, acting on behalf of **EDITH McQUOID**, a Member of the LEAVITT PLACER ASSOCIATION, a Nevada mining partnership, pursuant to Special Power of Attorney dated May 1, 2003, personally known (or proved) to me to be the person who executed the above SPECIAL WARRANTY DEED, and acknowledged to me that she executed the same for purposes stated therein.



Richard W. Harris
NOTARY PUBLIC

federated commercial/7657
signature page edith mcquoid

**SIGNATURE PAGE
TO
SPECIAL WARRANTY DEED**

LEAVITT PLACER ASSOCIATION, a Nevada
mining partnership

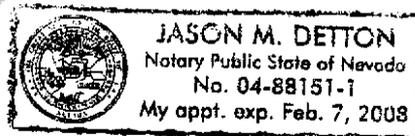
By: *Dora Hafen*
DORA HAFEN, Member

STATE OF NEVADA)
 -)ss
COUNTY OF CLARK)

On the 28th day of June 2005, before me, a Notary Public in and for said State and County, personally appeared DORA HAFEN, a Member of the LEAVITT PLACER ASSOCIATION, a Nevada mining partnership, personally known (or proved) to me to be the person who executed the above SPECIAL WARRANTY DEED, and acknowledged to me that she executed the same for purposes stated therein.

Jason M. Detton
NOTARY PUBLIC

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signature page dora hafen



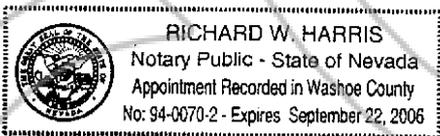
SIGNATURE PAGE
TO
SPECIAL WARRANTY DEED

LEAVITT PLACER ASSOCIATION, a Nevada
mining partnership

By: Miriam L. Orgill
MIRIAM ORGILL, Member

STATE OF NEVADA)
)ss
COUNTY OF WASHOE)

On the 1st day of July 2005, before me, a Notary Public in and for said State and County, personally appeared MIRIAM ORGILL, a Member of the LEAVITT PLACER ASSOCIATION, a Nevada mining partnership, personally known (or proved) to me to be the person who executed the above SPECIAL WARRANTY DEED, and acknowledged to me that she executed the same for purposes stated therein.



Richard W. Harris
NOTARY PUBLIC

federated commercial/7657
signature page miriam orgill

EXHIBIT A
To
Special Warranty Deed

The following unpatented placer mining claims are situated in Lincoln County, Nevada:

<u>Claim Name</u>	<u>BLM Number</u>
Snowwhite 7	108286
Snowwhite 8	108287
Snowwhite 10	108289
Snowwhite 11	108290
Snowwhite 12	108291
Snowwhite 13	108292
Snowwhite 14	108293
Snowwhite 15	108294
Snowwhite 30	108809
Snowwhite 31	108810
Snowwhite 32	108811
Snowwhite 33	108812

NOTE: The claims are also referred to as the Snow White claims in various legal documents.

federated commercial industries/7657
exhibit A to special warranty deed

STATE OF NEVADA DECLARATION OF VALUE

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument#:	_____
Book: _____	Page: _____
Date of Recording:	_____
Notes:	_____

1. Assessor Parcel Number (s)
 a) _____
 b) _____
 c) _____
 d) _____

2. Type of Property:

a) <input type="checkbox"/>	Vacant Land	b) <input type="checkbox"/>	Single Fam Res.
c) <input type="checkbox"/>	Condo/Twnhse	d) <input type="checkbox"/>	2-4 Plex
e) <input type="checkbox"/>	Apt. Bldg.	f) <input type="checkbox"/>	Comm'Wind'l
g) <input type="checkbox"/>	Agricultural	h) <input type="checkbox"/>	Mobile Home
i) <input checked="" type="checkbox"/>	Other unpatented mining claims		

3. Total Value/Sales Price of Property: \$ 0
 Deed in Lieu of Foreclosure Only (value of property) \$ _____
 Transfer Tax Value: \$ _____
 Real Property Transfer Tax Due: \$ 0

4. If Exemption Claimed:
 a. Transfer Tax Exemption, per NRS 375.090, Section: 7
 b. Explain Reason for Exemption: Transfer of unpatented mining claims

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 [Signature] Capacity Agent for Leavitt Placer Assoc.
 Signature [Signature] Capacity Agent for Federated Commercial

SELLER (GRANTOR) INFORMATION		BUYER (GRANTEE) INFORMATION	
(REQUIRED)		(REQUIRED)	
Print Name:	<u>Leavitt Placer Association</u>	Print Name:	<u>Federated Commercial Industries</u>
Address:	<u>4501 Hayes Place</u>	Address:	<u>6121 Lakeside Drive, Suite 260</u>
City:	<u>Las Vegas</u>	City:	<u>Reno</u>
State:	<u>NV</u> Zip: <u>89107</u>	State:	<u>NV</u> Zip: <u>89511</u>

COMPANY/PERSON REQUESTING RECORDING
 (REQUIRED IF NOT THE SELLER OR BUYER)
 Print Name: Richard W. Harris, Esq. Escrow # N/A
 Address: 6121 Lakeside Drive, Suite 260
 City: Reno State: Nevada Zip: 89511

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)