

RUTH ANN SIDFORD FAMILY  
PROTECTION TRUST

The attached Trust Deed evidences the  
disposition of all real and personal property  
appertaining to the trust to the successor  
trustees.

FILED FOR RECORDING  
AT THE REQUEST OF  
*Richard Sidford*  
2006 JUL 11 - PM 12 25  
LINCOLN COUNTY RECORDER  
FEE 49.00 DEP  
LESLIE BOUCHER MB

WITNESS my hand this 11<sup>th</sup> day of JULY, 2006.

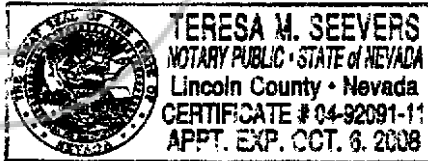
*R. L. Sidford*  
Richard Sidford

State of Nevada  
County of Lincoln

This instrument was acknowledged before me, on  
July 11, 2006 by Richard Sidford  
DATE NAME OF PERSON

*Teresa M. Seevers*  
(Signature of notarial officer)

SEAL



**THE  
RUTH ANN SIDFORD  
FAMILY PROTECTION TRUST**

This Agreement is made and entered into this 3rd day of April, 1992, by and between RUTH ANN SIDFORD (hereinafter referred to as the "Undersigned"), of LINCOLN County, State of NEVADA, and RUTH ANN SIDFORD (hereinafter referred to as "Trustee").

The name of this trust shall be The RUTH ANN SIDFORD Family Protection Trust.

RUTH ANN SIDFORD hereby transfers and delivers to the Trustee (or the successor Trustees) the property listed in the attached Schedule "A" (which is incorporated herein), and the Trustee agrees to hold said property and any other property which may be transferred to this trust by either inter vivos or testamentary transfer; and all said property shall be part of the trust and shall be held, administered and distributed by the Trustee according to the terms and conditions stated herein.

**ARTICLE I**

**PURPOSES AND BIRTH DATES**

1.1 Purpose of the Trust. This Trust is established for the primary benefit of the Undersigned during the Undersigned's lifetime, for the Undersigned's family thereafter. At the signing of this Trust, the Undersigned is not married.

1.2 The family of the Undersigned consists of:

RICHARD LEWIS SIDFORD, February 8, 1941  
ROBERT EAMES SIDFORD, August 9, 1946

## ARTICLE II

### DISPOSITION DURING THE LIFE OF THE UNDERSIGNED OR INCAPACITY

2.1 **Income and Principal.** During the lifetime of the Undersigned, such or all of the principal of the Trust Estate and any income which such principal shall generate shall be paid or delivered to such persons and in such manner from time to time as the Undersigned shall direct in writing or, in the absence of such direction, the Trustee shall pay or apply for the benefit of the Undersigned, such amounts to such persons as in the sole and absolute discretion of the Trustee is deemed necessary and proper for the health, support, maintenance and welfare of the Undersigned, in accordance with the Undersigned's accustomed manner of living at the date of this instrument. The Trustee shall exercise in a liberal manner the power to invade principal included in this paragraph 2.1, and the rights of the remainderman in the Trust shall be considered of secondary importance.

2.2 **Guardianship.** During physical or mental incapacitation, the Undersigned herein appoints the successor Trustee to succeed his or her place as a successor Trustee, guardian, or other legal capacity, whether appointed orally or in writing, and to supervise all matters in which the Undersigned had a right to act if the Undersigned had not become incapacitated.

## ARTICLE III

### AMENDMENT, REVOCATION AND ADDITIONS TO TRUST

3.1 **Rights of the Undersigned.** As long as the Undersigned is alive, the Undersigned reserves the right to amend, modify or revoke this Trust in whole or in part, including the principal, and the present or past undisbursed income from such principal. Such revocation or amendment of this Trust may be in whole or in part by written instrument. Amendment, modification or revocation of this instrument shall be effective only when such change is delivered in writing to the then acting Trustee. On the revocation of this instrument in its entirety, the Trustee shall deliver to the Undersigned, as the Undersigned may direct in the instrument of revocation, all of the Trust property.

3.2 **Interests of the Beneficiaries.** The interests of the beneficiaries are presently vested interests subject to divestment which shall continue until this Trust is revoked or terminated other than by death. As long as this Trust subsists, the Trust properties and all the rights and privileges hereunder shall be controlled and exercised by the Trustee named herein in their fiduciary capacity.

3.3 **Additions to Trust.** It is understood that the Undersigned or any other person may grant, and the Trustee may receive as part of this Trust, additional real and personal property by assignment, transfer, deed, or other conveyance, or by any other means, testamentary or inter vivos, for inclusion in the Trust herein created.

3.4 **After-Acquired Property.** It is specifically the intention of the Undersigned that all real and personal properties now owned by the Undersigned, except for joint tenancy property, may be added to this Trust; provided further that all future real and personal properties acquired by the Undersigned may become a part of this Trust at the time acquired by the Undersigned.

## ARTICLE IV

### DISPOSITION ON THE DEATH OF THE UNDERSIGNED

4.1 General. At the death of the Undersigned, the Trustee shall pay the debts and taxes of the Undersigned in accordance with Article 4.2 below, and thereafter shall hold, administer and distribute the assets of this Trust in accordance with 4.2 below.

4.2 Debts and Taxes. All debts, expenses of last illness and funeral expenses, attorneys fees, and other costs incurred in the administration of the estate of the Undersigned, and all foreign, federal, estate, transfer, inheritance, and succession taxes payable by reason of the death of the Undersigned, may in the sole discretion of the Trustee, be paid out of the Trust assets contributed to the Trust by the Undersigned. The Trustee shall have power to determine whether or not any or all of the secured debts shall be paid (including debts secured by property passing by joint tenancy) and thus exonerate particular properties from debt. The Trustee may pay secured debts, may obtain renewals or extensions of secured debts, may distribute property subject to such debts, and may do other acts which the Trustee may deem appropriate and for the best interest of the Trust and the beneficiaries thereof. The Trustee shall have discretion to require that the recipients of any assets included in the federal gross estate of the Undersigned pay their proportionate share of any federal, state or any taxes.

4.3 Distribution. After payment of debts and expenses as mentioned in paragraph 4.2 above, the Trustee shall divide the remaining principal and income of the Trust estate into as many equal shares as there are children of the Undersigned then living and children of the Undersigned then deceased with issue then living. It shall then be distributed as follows:

4.301 Living Children. One share shall be set aside in trust for the benefit of each of the Undersigned's children who may then be living and held in trust as follows: A share of the Trust Estate for each surviving child of the Undersigned, when he or she reaches age 25, shall be distributed to him or her outright upon his or her request therefor. Until distributed, the Trustee, in their sole discretion, may pay the income and principal of said share to said surviving child for his or her support, maintenance, education and for equipment or other facilities to commence a professional practice or otherwise begin his or her life's work, or to purchase a residence as a home and not for speculation. Should any said child die before receiving his or her share, it shall be distributed as follows:

In the event RICHARD LEWIS SIDFORD predeceases the Undersigned, his share is to be given equally to his children:

ROBERT CHRISTIAN SIDFORD, May 28, 1973  
BRONWYN MARGARET SIDFORD, January 4, 1977

In the event ROBERT EAMES SIDFORD predeceases the Undersigned, his share shall be given to his wife JAN ROBYN STEINLE SIDFORD, September 15, 1957, and she will provide for their children:

THOMAS EAMES SIDFORD, November 10, 1988  
ANDREW CHRISTINA SIDFORD, August 23, 1991

4.4 Alternative Distribution. If all of the above distributions fail, then the Trustee of this Trust shall distribute the property of this Trust equally to those persons who would constitute heirs at law of the Undersigned, RUTH ANN SIDFORD, in the proportions provided by the laws of descent and distribution of the state whose laws govern this Trust.

## ARTICLE V

### TRUSTEE AND EXECUTOR ADMINISTRATIVE PROVISIONS

5.1 In General. The personal representative of the estate of the Undersigned and the Trustee of this Trust shall have as complete power and discretion with respect to administration and management of the Undersigned's estate and this Trust, as the Undersigned had over the Undersigned's property while living; such power and discretion shall include, by way of illustration and not of limitation, and in addition to any inherent, implied or statutory power not inconsistent with the other provision of this Trust, and the Undersigned's will, the power hereinafter enumerated in this Article. The word "Trustee" hereinafter shall refer to the Trustee of this Trust, and the personal representative of the Undersigned's estate and "Trust Estate" shall refer to the Trust Estate of the Trust and the estate outside of this Trust of the Undersigned.

5.2 Investments. The Trustee may purchase or otherwise acquire and retain, whether originally a part of any Trust Estate hereunder or subsequently acquired, any and all stocks, bonds, notes and other such securities or any variety of real or personal property, including stocks or interests in investment trusts, mutual funds and common trust funds (including common trust funds maintained by the Trustee) as the Trustee may deem advisable, whether or not such investments be of a character permissible for investments by fiduciaries. Investments need not be diversified and may be made or retained with a view toward possible increase in value, notwithstanding the amount or absence of income therefrom.

5.3 Types of Transactions. The Trustee may sell, exchange, lease, pledge, mortgage, transfer, convert, or otherwise dispose of or grant options with respect to any and all properties at any time forming a part of the Trust Estate, in such manner, at such time or times, for such purposes, for such prices and upon such terms, credits and conditions as the Trustee may deem advisable. Any lease or contract made by the Trustee may extend beyond the period fixed by statute for leases or contracts made by fiduciaries and may extend beyond the duration of any trust hereunder.

5.4 Management. The Trustee may vote in person or by general or limited proxy with respect to any shares of stock or other securities held by the Trustee, may become a party to or deposit securities or other property under or accept securities issued under any voting trust agreement (whether or not extending beyond the duration of any trust hereunder) and may rescind, terminate or amend any such voting trust agreement, make consents, directly or through a committee or agent, to any recapitalization, reorganization, consolidation, merger, dissolution or liquidation of any corporation, partnership or association in which any Trust created hereunder may have an interest, and may make any payments, assignments, or subscriptions and take any other steps which the Trustee may deem necessary or proper to enable the Trust created hereunder to obtain the benefits of any such transaction.

5.5 Insurance. The Trustee may effect and keep in force life, fire, rent, title, liability or casualty insurance or any other insurance of any nature in any form and in any amount, including without limitation, insurance on or with respect to any dwelling and the contents thereof in which any beneficiaries reside and any automobile which any beneficiary uses, whether or not such dwelling, contents or automobile are part of the Trust Estate.

5.6 Principal and Income. The Trustee may determine what is principal or income of any trust and apportion and allocate in their discretion its receipts, taxes and other expenses and charges between the two. A separate income account need not be maintained. Any income not distributed in accordance with the provisions hereof shall become principal.

5.7 Alternative Valuation Date and Tax Choices. The Trustee, in selecting the valuation date for purposes of Federal estate and state death taxes, may select a date which results in the lowest tax burden on the Undersigned's estate, considering the effect of the Federal estate tax and all state death taxes, and also income tax of the property included in the Undersigned's estate and the same shall be binding upon all such beneficiaries, without further adjustment to any share or portion due a beneficiary. Trustee may also choose between taking certain deductions as Federal income tax deductions or as Federal estate deductions, or both. The Trustee shall not restore to principal from income the amount by which the Federal estate taxes are increased by the estate's loss of any such deductions.

5.8 Settlement of Claims. The Trustee shall have power to renew, assign, alter, extend, compromise, release, with or without consideration, or submit to arbitration, obligations or claims held by or asserted against the Trust Estate.

5.9 Trustee Transactions with Other Family Trusts or Estates. The Trustee may enter into any transactions authorized by this Article with any other decedent's estate or any inter vivos or testamentary trust in which the Undersigned or issue or any of them has beneficial interest, even though any fiduciary of such other estate or trust is also a fiduciary under this Trust or the Undersigned's Will. The Trustee may enter into any transaction authorized by this Article with the Trustee or legal representatives of any other trust or estate in which any beneficiary hereunder has a beneficial interest even though such Trustee or legal representative is also a Trustee hereunder. Without limiting the generality of the foregoing, the Trustee may advance funds to, purchase assets from, or sell assets to the personal representatives of the estate of the Undersigned and may pay, with or without arrangements for reimbursement, any sums necessary for the settlement of the estate of the Undersigned subject to Section 4.3.

5.10 Reserves for Amortization, Obsolescence, Depreciation and Depletion. The Trustee may charge to operating expense all current costs of amortization, obsolescence, depreciation and depletion of any properties of the Trust and provide adequate reserves for such amortization, obsolescence, depreciation and depletion.

5.11 Agents. The Trustee may hold investments in the name of a nominee and may employ custodians of any Trust property, brokers, agents and attorneys.

5.12 Distribution In Kind. The Trustee may make any distribution or payments in kind, or cause any shares to be composed of cash, property or undivided fractional interests in property different in kind from any other share and determine the value of such shares. The Trustee may acquire assets for distribution in kind to the beneficiaries hereunder. Such assets may include property, real and personal, stocks, bonds, notes and other securities, life insurance contracts and annuities.

5.13 Trustee Expenses. The Trustee may pay from either income or principal of the Trust the expenses of administering the same. The Trustee shall have a lien on the Trust Estate and may reimburse themselves out of the Trust Estate from either principal or income or from both, all advances made for the benefit or protection of the Trust Estate or its properties and all expenses, loss and liabilities not resulting from the negligence or other default of the Trustee incurred in connection with the administration of the Estate.

5.14 **Payments to Minors or Disabled Beneficiaries.** If, in the Trustee discretion, any beneficiary (whether under or over age 25) is incapable of making proper disposition of any sum of income or principal that is payable or appointed to said beneficiary under the terms of this Trust Agreement, the Trustee may apply said sum to or on behalf of the beneficiary by one or more of the following methods: (i) by payments on behalf of the beneficiary to any one with whom the beneficiary resides; (ii) by payments in discharge of the beneficiary's bills or debts, including bills for premiums on insurance policies; or (iii) by paying an allowance to the beneficiary directly. The foregoing payments shall be made without regard to other resources of the beneficiary, and without the intervention of any guardian or like fiduciary; provided, however, that the Trustee shall endeavor to apply the funds for the benefit of the beneficiary, that the funds will not be used by any adult person, or any other person for a purpose other than the direct benefit of the beneficiary, and particularly so that said funds will not be diverted from the purpose of support and education of the beneficiary.

5.15 **Trustee May Rely on Will.** In ascertaining whether there has been an amendment of this Trust by the Last Will and Testament of the Undersigned or whether there has been an exercise of any powers which have been granted to any of the beneficiaries herein and which may be exercised by any such beneficiary's Last Will and Testament, the Trustee shall be protected in relying upon an instrument admitted to probate in any jurisdiction as the Last Will and Testament of the Undersigned or as the Last Will and Testament of any beneficiary who has such power. Unless the Trustee receive actual notice of the admission to probate of such a Will within six (6) months after the death of the Undersigned or any such beneficiary, it will be conclusively presumed that no such Will has been admitted to probate, and no such Will exists, and that the Undersigned or beneficiary, as the case may be, died intestate and the Trust Estate shall be administered accordingly, whether or not such Will is thereafter found to exist.

5.16 **Commingling.** The Trustee may commingle the funds and assets of any Trust Estate hereunder with any other Trust Estate created hereunder so long as proper records are kept of the assets allocable to any such trust. The Trustee shall not be required to physically divide any of the investments or any other property unless necessary or deemed advisable for the purpose of distribution, but may keep the same or any part hereof in one or more funds in which the separate and distinct trust or shares or fraction shall have undivided interests.

5.17 **Parties Dealing with the Trustee.** No purchaser, and no issuer of any stock, bond or other instrument evidencing a deposit of money or property, or other person dealing with the Trustee hereunder with respect to any properties hereunder as a purchaser, lessee, party to a contract or lease, or in any other capacity whatsoever, shall be under any obligation whatsoever to see to the disbursing of monies paid to the Trustee or to the due execution of this Trust in any particular, but such person shall be absolutely free in dealing with the Trustee on the same basis as though the Trustee maintained absolute ownership of said property, without any conditions, restrictions or qualifications whatsoever.

5.18 **Trustee Liability.** No successor Trustee shall be held liable for any mistakes, negligence or willful misconduct of any preceding Trustee. Without limiting the generality of the foregoing, no Trustee shall be held liable for failing to make detailed examinations of the actions or accounts of any preceding Trustee unless such improper actions of the preceding Trustee are brought to the attention of the successor Trustee. An honest, non-negligent error of judgment shall never be cause of liability of any Trustee. The heirs of the Undersigned while serving as Trustee shall be liable only for willful fraud. Other Trustee shall be liable for their acts and omissions in accordance with the laws of the State of UTAH.

5.19 Limitations on Power of Individual Trustee. Notwithstanding specific provisions in this instrument to the contrary, any individual serving as a Trustee shall have no voice or power in the determination of distributions of principal (including trust terminations) or accumulations of income for said individual Trustee, or to or for any person to whom said individual Trustee owes a legal obligation of support, nor shall said individual fiduciary have any voice or power in any other determination which would cause Trust principal to be includible in such individual's estate for tax purposes or which would cause Trust income to be taxed to such individual, but such determinations shall be made in the sole discretion and at the direction of any Co-Trustee or successor Trustee. Even though any successor Trustee is not then serving full time, he or she shall serve as a Trustee for this limited purpose.

## ARTICLE VI TRUSTEE PROVISIONS

6.1 Accounting. With respect to each separate Trust created herein, any corporate Trustee shall render at least annually an account of income and principal, including a statement of all receipts, disbursements and capital changes, to all beneficiaries then eligible to receive income or to the natural or legal guardians of such beneficiaries. However, individual Trustees shall render such annual accounting only if requested by at least one beneficiary of the Trust, and as needed for tax returns. So long as the Undersigned serves as a Trustee of this Trust, an accounting requested by beneficiaries of this Trust shall be limited to a list of assets currently held by the Trustees as part of this Trust. Any time a Trustee resigns, is removed or dies in accordance with Sections 6.5 and 6.10, then the resigning Trustees, the removed Trustees, or the surviving Co-Trustee or successor Trustee, in case of death of a single Trustee, shall submit an accounting to all the living beneficiaries of the Trust who shall object in writing to said Trustee's accounting within sixty (60) days or said accounting shall be deemed approved by the beneficiaries.

6.2 Acting in Other Jurisdictions. If for any reason the Trustee is required or deems it advisable to take any actions in any jurisdiction in which it is not permitted under the laws of such jurisdiction to qualify as a Trustee, the Trustee may appoint to act in such other jurisdiction such person or corporation as the Trustee deems advisable.

6.3 Bond. No bond shall be required of the original Trustees hereunder or of any successor Trustees or, if bond is required by law, no surety on such bond shall be required.

6.4 Compensation. Any individual Trustee shall serve as Trustee without compensation; however, a reasonable compensation shall be paid if the individual Trustee so requests by a writing attached to this Trust, and when a copy of such request is delivered to the then existing income beneficiaries. Any corporate Trustee shall be entitled to a reasonable fee for its services commensurate with fees charged by the Trustee for similar services. Any corporate Trustee may charge a reasonable fee for transfers to a successor Trustee and for any final distribution of any share of the Trust Estate based upon the work involved in such transfer or final distribution.

6.5 Resignation. Any Trustee may resign by giving thirty (30) days written notice to all of the then current, adult, competent beneficiaries of any Trust created hereunder.



7.102 Duties of Trustees. The Trustees shall hold any policies of life or accident insurance which may be deposited with the Trustees, but without any obligation to pay premiums, assessments or other charges upon any of the policies or otherwise to preserve them or any of them as binding contracts of insurance. Upon the death of the insured, or upon the maturity date of any policy assigned or payable to the Trustees, the Trustees shall take such proceedings in their judgment they shall deem necessary to collect all proceeds due on the policies and they may, if they so elect, exercise any settlement options available under the policies. The Trustees are authorized to compromise and adjust claims arising out of such insurance policies, upon such terms and conditions as the Trustees shall deem advisable, and, to the extent necessary, may maintain or defend any dispute; provided, however, the Trustees shall be under no duty to maintain or enter into any litigation unless their expenses, including attorneys fees and costs, have been advanced or guaranteed in an amount and in a manner reasonably satisfactory to the Trustees. The Trustees may repay any advances out of the principal or income of this Trust. The receipt of the Trustees to the insurer shall be a full discharge of the insurer and the Trustees alone shall thereafter be required to see to the application of the proceeds.

7.2 Spendthrift Clause. The interest of each beneficiary in the income or principal of any Trust created hereunder shall be free from the control or interference of any creditor of the beneficiary or any spouse of a married beneficiary and shall not be subject to attachment or susceptible of anticipation or alienation. Nothing contained in this Section shall be construed as restricting in any way the exercise of any power or discretion granted hereunder.

7.3 Perpetuity Savings Clause. In any event, and anything to the contrary herein contained notwithstanding, the Trusts created in this Agreement shall terminate upon the day of twenty one (21) years after the death of the Undersigned and the Undersigned's children and grandchildren living at the time this Trust becomes irrevocable, in the event these Trusts shall not have previously terminated in accordance with the terms hereof. In the event of the termination of these Trusts as provided for in this Section, the Trustees shall distribute the Trust Estate as it shall then be constituted, together with any net income, to the beneficiaries then entitled to the income from the Trust Estate, in the same proportion in which they are entitled to such income.

7.4 Governing Law. This Agreement shall be construed as regulated by the laws of the State of UTAH.

7.5 Definitions. The following are various terms used in the Trust Agreement and the definitions which the Undersigned intends for such terms:

(a) Children. "Children" means the lineal descendants in the first degree of the Undersigned or of such other persons specifically named or indicated by the text or context. "Child" means a single such descendent. The Undersigned intends, for all purposes whatsoever, adopted children of the Undersigned or any other person shall have exactly the same status as natural born children, provided, however, adopted children shall be treated as natural children only if the adoption occurs before the adopted person's 21st birthday. Provided further, however, adopted issue who are also natural issue shall take only in one capacity, such capacity being the one which grants to such issue the larger share.

(b) Issue. "Issue" means children and other lineal descendants of the Undersigned or of such other persons specifically named or indicated by the text or context.

7.6 **Invalid Provisions.** If any provision of this Trust is held invalid, none of the other provisions shall thereby be rendered invalid or inoperative, but such provisions shall be given full force and effect as herein provided.

7.7 **Survivorship.** In determining the beneficiaries of the Trust created herein, a beneficiary shall be deemed to have survived the Undersigned, or any other person, a point in time, or an event, as the case may be, only if such survivorship is for at least thirty (30) days. Provided, however, the preceding sentence shall not apply in any case where its application would cause an otherwise valid provision of this Trust to be void because of the rule against perpetuity, the rule limiting suspension of the power of alienation, the rule against accumulation, or any similar rules.

7.8 **Age.** A person attains a specific age (for example age 21) at the beginning of the day that forms the coordinate birthday commemoration (for example, 21st birthday). Any person whose birthday falls on February 29 shall be deemed to have a birthday on February 28 for all purposes of this Trust.

7.9 **Number and Gender.** The singular shall be interpreted as the plural and vice-versa, if such treatment is necessary to interpret this Trust in accordance with the manifest intention of the Undersigned. Likewise, if either the feminine, masculine or neuter gender should be one of the other genders, it shall be so treated.

7.10 **Paragraph Headings.** The paragraph and other headings used herein are merely indices for convenience and shall not be used in the interpretation of this instrument.

7.11 **Notification of Attorney.** If the Undersigned has a serious illness or operation, the Undersigned requests that the Trustees contact his or her attorney, JOSEPH L. PLATT, to obtain instructions in case the Undersigned should die.

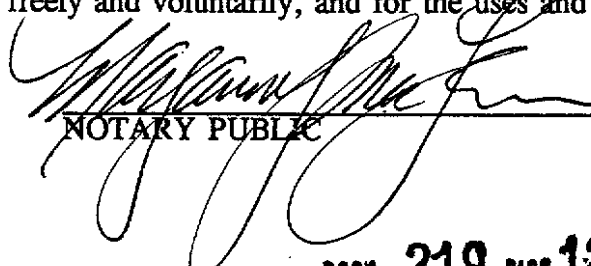
IN WITNESS WHEREOF, the Undersigned has executed this Trust Agreement.

  
\_\_\_\_\_  
RUTH ANN SIDFORD, Undersigned

  
\_\_\_\_\_  
RUTH ANN SIDFORD, Trustee

STATE OF NEVADA             )  
  ) ss.  
COUNTY OF LINCOLN    )

On the 3rd day of April, 1992, personally appeared before me, a Notary Public in and for said County and State, RUTH ANN SIDFORD, known to me to be the person whose name is subscribed to the foregoing Family Protection Trust, and acknowledged to me that the same was executed freely and voluntarily, and for the uses and purposes therein mentioned.

  
NOTARY PUBLIC

NOTARY PUBLIC  
**MARGARET J. MACLEAN**  
660 South 200 East, #236  
Salt Lake City, UT 84111  
My Commission Expires  
November 1, 1994  
STATE OF UTAH

**SPECIAL WARRANTY DEED**

098268

FILED AND RECORDED AT REQUEST OF  
Ruthann Sidford

April 6, 1992

AT 30 MINUTES PAST 10 O'CLOCK  
A.M. IN BOOK 100 OF OFFICIAL  
RECORDS, PAGE 573 LINCOLN  
COUNTY, NEVADA.

YURIKO SETZER  
COUNTY RECORDER

When recorded mail to:  
RUTH ANN SIDFORD  
P.O. Box 37  
Pioche, Nevada 89043

We, ROBERT E. SIDFORD AND RUTH ANN SIDFORD, grantors, of:

P.O. Box 37  
Pioche, Nevada 89043

By Yuriko Setzer  
deputy

HEREBY CONVEY AND WARRANT to:

RUTH ANN SIDFORD FAMILY PROTECTION TRUST,  
RUTH ANN SIDFORD, Trustee  
under Agreement Dated April 3, 1992,

for the sum of TEN AND NO/100 (\$10.00) dollars, and for other good and valuable consideration, the following described tract of land:

All of Lots numbered 48, 49, 50, 51 and 52 in Block 33 in the said town of Pioche, as said lots and block are delineated on the official plat of said town, now on file and of record in the office of the county recorder of said Lincoln County, Nevada, and to which plat and records thereof reference is hereby made for further particular description.

All of lots 53, 54 55 and 56 in Block 33 in the Town of Pioche, County of Lincoln, State of Nevada, as said lots and Block are delineated on the official plat of said town now on file in the office of the County Recorder of said Lincoln County and to which said plat and the records thereof reference is hereby made.

WITNESS, the hand of said grantors on April 3, 1992.

Ruth Ann Sidford  
RUTH ANN SIDFORD

STATE OF NEVADA  
COUNTY OF LINCOLN

On April 3, 1992, personally appeared before me RUTH ANN SIDFORD, the signer of the foregoing instrument, who duly acknowledged to me that the same was executed.

Margaret J. Maclean  
Notary Public

NOTARY PUBLIC  
MARGARET J. MACLEAN  
660 South 200 East, #236  
Salt Lake City, UT 84111  
My Commission Expires  
November 7, 1994  
STATE OF UTAH

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