

Official Record

Recording requested By  
FIRST AMERICAN TITLE COMPANY

Lincoln County - NV  
Leslie Boucher - Recorder

Fee: \$42.00 Page 1 of 4  
RPTT: \$234.00 Recorded By: AE  
Book- 240 Page- 0742



A.P.N.: 001-351-05  
File No. 152-2342958  
R.P.T.T. 234.00

When Recorded Mail To: Mail Tax Statements To:  
Eagle Vista Properties, L.P.  
5961 County Road 283  
Kaufman, Texas 75142

**GRANT, BARGAIN AND SALE DEED**

This INDENTURE, made as of the 28<sup>th</sup> day of March, 2008, by and between **Pioche Ely Valley Mines, Inc.**, a Nevada corporation, party of the first part and hereinafter referred to as "Grantor", and **Eagle Vista Properties, L.P.**, a Nevada limited partnership, party of the second part and hereinafter referred to as "Grantee", pursuant to Real Property Exchange Agreement dated November 2, 2007, by and between Grantor and Grantee and calling for a simultaneous like-kind exchange.

**WITNESSETH**

FOR A VALUABLE CONSIDERATION, being the simultaneous conveyance by Grantee to Grantor of real property having an agreed fair market value of Sixty Thousand and No/100 Dollars (\$60,000.00), receipt of which is hereby acknowledged, Grantor does hereby GRANT, BARGAIN and SELL unto Grantee, and to Grantee's successors and assigns forever, the following described real property, consisting of both a fee tract and an easement, situate in the County of Lincoln, State of Nevada, described as follows:

The Fee Tract (the "Property")

Being Parcel 2 as shown on that certain Parcel Map for Pioche Ely Valley Mines recorded January 25, 2008 as Instrument No. 130930 of Official Records, Lincoln County, Nevada (the "Parcel Map"), and being described by metes and bounds as follows:

A portion of the E1/2 NW1/4 Section 14, Township 1 North, Range 67 East, M.D.M. in the town of Pioche, Lincoln County, Nevada. More particularly described as follows;

Commencing at the north west corner of said Section 14 monumented by a brass disk stamped RLS 3644 set in concrete,  
Thence N 89° 31'29" E 1651.52 feet along the north line of the NW1/4 of said Section 14 to the point of beginning monumented by a rebar with plastic cap stamped L SMITH PLS 12751.



Thence continuing N 89° 31'29" E 980.22 feet along the north line of the NW1/4 of said Section 14 to a rebar with plastic cap stamped L SMITH PLS 12751,  
 Thence S 00° 30'05" W 2664.23 feet along the east line of the NW1/4 of said Section 14 to a rebar with plastic cap stamped L SMITH PLS 12751,  
 Thence S 89° 14'00" W 980.32 feet along the south line of the NW1/4 of said Section 14 to a rebar with plastic cap stamped L SMITH PLS 12751,  
 Thence N 00° 30'05" E 2669.22 feet to the point of beginning  
~~Continuing 100.00 feet across road by lot 6~~

The basis of bearing is the west line of the NW1/4, Section 14, Township 1 North, Range 67 East, M.D.M. show in Plat Book C, Page 274 as N 00° 39'14" W

NOTE: THE ABOVE METES AND BOUNDS LEGAL DESCRIPTION WAS PREPARED BY LENARD D. SMITH ON JANUARY 28, 2008.

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.

The Easement

A perpetual fifty foot (50') wide private access easement (the "Easement") running along and parallel to the Southernmost boundary of Parcel 1 as shown on the Parcel Map and as depicted on the segment of the Parcel Map which is attached hereto Exhibit "A" and incorporated herein by reference and for all purposes, for the sole purpose of ingress to and egress from the Property. The Easement burdens Parcel 1, is for the benefit of the Property, and shall run with the land. Any future maintenance necessary for the use of the Easement shall be the responsibility of the owner(s) of the Property.

The conveyance of the Property and the Easement is subject to the following (the "Permitted Exceptions"):

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record, but only if and to the extent valid, existing and affecting the Property or, with respect to the Easement, only if and to the extent valid, existing and affecting Parcel 1.

Grantor does hereby bind itself and its legal representatives, successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property and the Easement, subject to the Permitted Exceptions, unto Grantee and Grantee's legal representatives, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

GRANTEE ACCEPTS THE PROPERTY "AS IS, WHERE IS, WITH ALL FAULTS." WITH THE EXPRESS EXCEPTION OF THE WARRANTY OF TITLE CONTAINED HEREIN, GRANTEE AGREES THAT GRANTEE HAS RELIED ON GRANTEE'S OWN INSPECTIONS



WITH RESPECT TO THE PROPERTY AND THAT GRANTOR HAS NOT MADE AND SHALL NEVER BE DEEMED TO HAVE MADE ANY WARRANTY OR REPRESENTATION WHATSOEVER, EXPRESS OR IMPLIED, WITH RESPECT TO THE PROPERTY OR ITS CONDITION OR WITH RESPECT TO HAZARDOUS MATERIALS OR ENVIRONMENTAL CONDITIONS, INCLUDING, BUT NOT LIMITED TO, ANY IMPLIED WARRANTY OF MERCHANTABILITY, HABITABILITY, OR FITNESS FOR ANY PARTICULAR USE OR PURPOSE.

SIGNED the date notarized by the authorized representative of Grantor, to be effective as of the day and year first written above.

Grantor:

Pioche Ely Valley Mines, Inc.

By:

N. Carter 4/10/2008  
Nicholas N. Carter, President and authorized representative

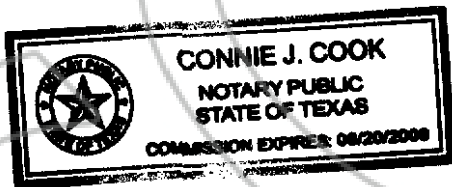
STATE OF TEXAS

§  
§  
§

COUNTY OF

Hardin

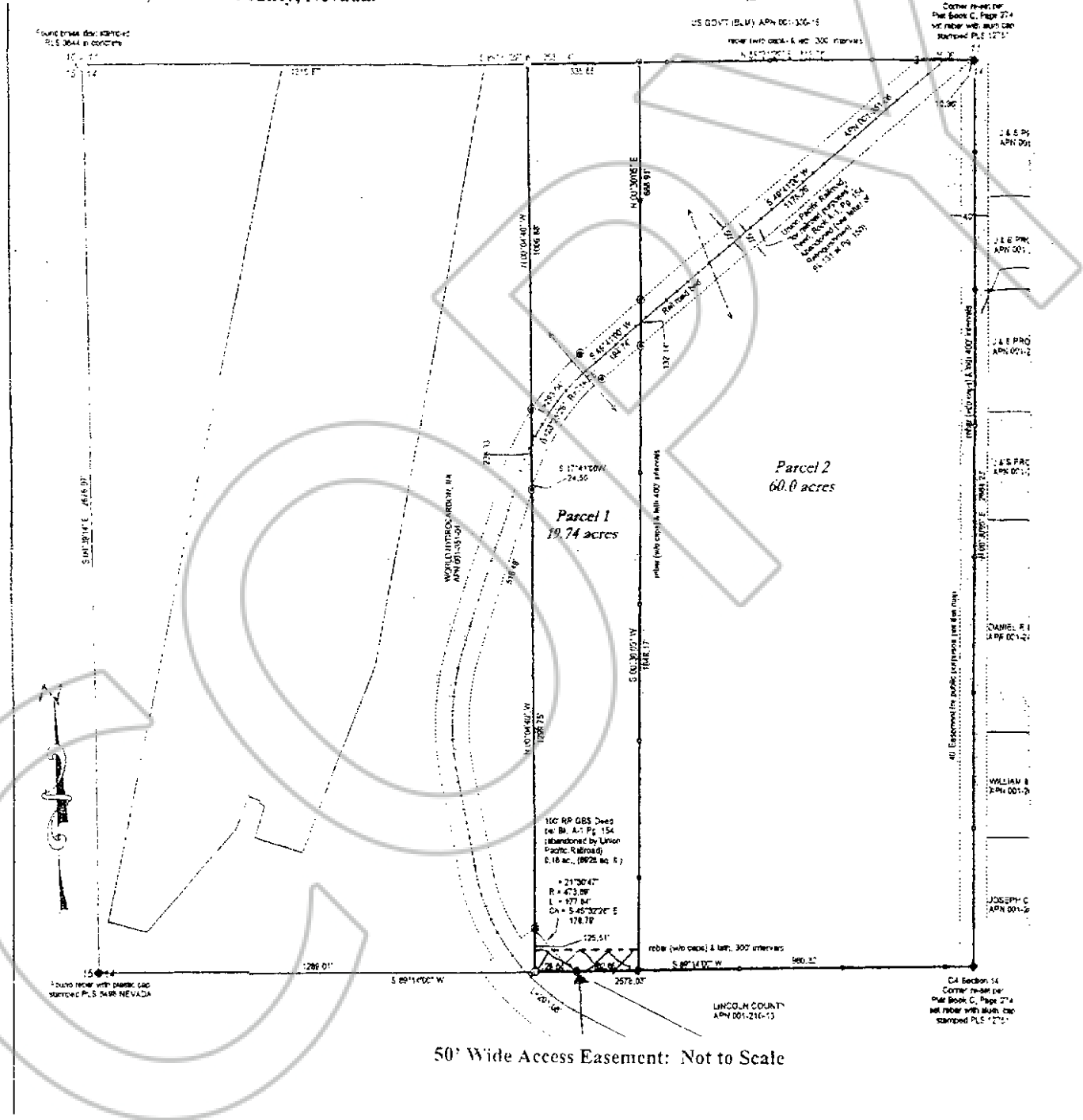
This instrument was acknowledged before me on 4/10, 2008, by Nicholas N. Carter, as President and authorized representative of **Pioche Ely Valley Mines, Inc.**, a Nevada corporation.



Connie J. Cook  
Notary Public in and for the State of Texas

### Exhibit "A" The Easement

This Exhibit "A" is a segment of the Parcel Map recorded as Instrument No. 130930 of Official Records, Lincoln County, Nevada.



50' Wide Access Easement: Not to Scale

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Lincoln County - NV  
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Page 1 of 1 Fee: \$42.00  
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STATE OF NEVADA  
DECLARATION OF VALUE

- 1. Assessor Parcel Number(s)
  - a) 001-351-05
  - b) \_\_\_\_\_
  - c) \_\_\_\_\_
  - d) \_\_\_\_\_

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

<b>FOR RECORDERS OPTIONAL USE</b>	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. Total Value/Sales Price of Property: \$60,000.00
- Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )
- Transfer Tax Value: \$60,000.00
- Real Property Transfer Tax Due \$234.00

- 4. **If Exemption Claimed:**
  - a. Transfer Tax Exemption, per 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 parties agree that 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]  
 Signature: [Signature]

Capacity: Escrow Agent  
 Capacity: President of General Partner of Buyer

**SELLER (GRANTOR) INFORMATION**  
(REQUIRED)

**BUYER (GRANTEE) INFORMATION**  
(REQUIRED)

Print Name: Pioche Ely Valley Mines  
 Address: c/o Arabian American Development  
 City: Silsbee  
 State: TX Zip: 77656

Print Name: Eagle Vista Properties  
 Address: 5961 Country Road #283  
 City: Kaufman  
 State: TX Zip: 75142

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**

First American Title Insurance  
 Print Name: Company  
 Address: 768 Aultman Street  
 City: Ely

File Number: 152-2342958 MJ/MJ  
 State: NV Zip: 89301

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)