

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made and entered into this 21st day of August, 1989, by and between STEWART R. WILSON and KAREN C. WILSON, husband and wife, of Elko, Nevada, and ROBERT ZERGA and SUSAN A. ZERGA, husband and wife, of Denver, Colorado, First Parties, and ELLIS-HOGAN PARTNERSHIP, a Nevada general partnership, Second Party,

W I T N E S S E T H:

That the said First Parties, for and in consideration of the sum of TEN DOLLARS (\$10.00), lawful money of the United States of America, to them in hand paid by the said Second Party, and other good and valuable consideration, receipt whereof is hereby acknowledged, do by these presents grant, bargain, sell and convey unto the said Second Party, and to its successors and assigns, all that certain real property situate in the County of Elko, State of Nevada, more particularly described as follows, to-wit:

Parcel No. III as shown on that Parcel Map for Wilson & Zerga filed in the Office of the County Recorder of Elko County, State of Nevada, on May 26, 1989, as Document No. 275754.

TOGETHER WITH all improvements situate thereon.

TOGETHER WITH all water, water rights, rights to the use of water, dams, ditches, canals, pipelines, reservoirs, wells and all other means for the diversion or use of water appurtenant to the said property or any part thereof, or now or hereafter used or enjoyed in connection therewith, for irrigation, stockwatering, domestic or any other use, or for the drainage of all or any part of said lands, including, but without limitation thereto, the water adjudicated as appurtenant to the said property or any part thereof by any pertinent decree of that certain proceeding entitled "In the Matter of the Determination of the Relative Rights of Claimants and Appropriators of the Waters of the Humboldt River Stream System and its Tributaries", being Civil Action No. 2804 in the Sixth Judicial District Court of the State of Nevada,

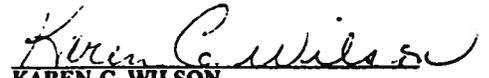
in and for the County of Humboldt, more particularly described as a portion of Proof No. 00405.

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

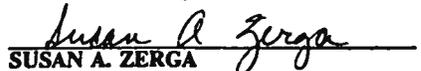
TO HAVE AND TO HOLD the said premises, together with the appurtenances, unto the said Second Party, and to its successors and assigns forever.

IN WITNESS WHEREOF, the said First Parties have hereunto set their hands as of the day and year first hereinabove written.


STEWART R. WILSON


KAREN C. WILSON

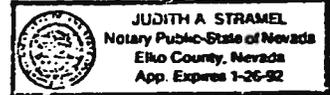

ROBERT ZERGA


SUSAN A. ZERGA

STATE OF NEVADA,)
) SS.
COUNTY OF ELKO.)

On August 31, 1989, personally appeared before me, a Notary Public, STEWART R. WILSON and KAREN C. WILSON, who acknowledged that they executed the above instrument.

Judith A. Stramel
NOTARY PUBLIC



STATE OF COLORADO,)
) SS.
COUNTY OF ARAPAHOE)

On SEPT. 11, 1989, personally appeared before me, a Notary Public, ROBERT ZERGA and SUSAN A. ZERGA, who acknowledged that they executed the above instrument.

Sandra J. Yokoyama
NOTARY PUBLIC



My Commission expires July 22, 1991

Mailing Address for Grantee:

Ellis-Hogan Partnership
c/o Mary M. Ellis-Hogan
P. O. Box 110
Elko, NV 89801

Assessor's Parcel No. 07-082-64-1

INDEXED

FEE 7.00 FILE # 288426
FILED FOR RECORD
AT REQUEST OF
Matthews + Wine
90 FEB 22 P2:36

RECORDED BY 714 P. 188
JERRY D. REYNOLDS
ELKO CO. RECORDER

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