

GRANT DEED

FOR THE CONSIDERATION of TEN DOLLARS (\$10.00), and other valuable consideration, the receipt of which is acknowledged, MILLER & WOOD RANCH CO., a California general partnership, organized and existing under the laws of the State of California, herein referred to as Grantor, does hereby grant, bargain and sell to CALVIN DEAN STITZEL, a single man, whose address is Box 1182, Elko, Nevada 89803, herein referred to as Grantee, the property and premises located in the County of Elko, State of Nevada, described as follows:

All those certain lots, pieces or parcels of land situate in the County of Elko, State of Nevada, described as follows:

SEE ATTACHED EXHIBIT "A"

TOGETHER with all buildings and improvements thereon.

TOGETHER with all right, title and estate owned by Grantor in and to all coal, oil, gas, hydrocarbons, minerals and geothermal resources, of every and any kind, nature, character and description, existing upon, beneath or within said lands or any portion thereof.

TOGETHER with any and all water and water rights of any kind, name or nature, including but not limited to, rights to the use of water, dams, ditches, canals, pipelines, reservoirs, wells, pumps, pumping stations, stock water companies, and all other means for the diversion or use of water appurtenant to the said land or any part thereof, for irrigation, stockwatering, domestic or any other use, together with all permits, certificates, proofs and other evidences of water rights or privileges filed and of record with the Division of Water Resources, State of Nevada, Carson City, Nevada.

TOGETHER with any and all U.S. Department of Interior, Bureau of Land Management, range rights and grazing permits, preferences and privileges, and range water and range watering rights and privileges of every name, kind, character and description appurtenant to and used in connection with the above described real property;

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.

SUBJECT TO all taxes and other assessments, reservations, exceptions and all easements, rights of way, liens, encroachments, contracts, leases, licenses, surveys, regulations, codes, zoning and use ordinances, laws and ordinances, covenants, conditions and restrictions, all as the same appear of record or without appearing of record may appear by inspection of or otherwise legally affect the subject property.

TO HAVE AND TO HOLD the said premises, together with the appurtenances, to the Grantee, as his sole and separate property, and to his heirs, executors, administrators and assigns, forever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed in its name by its duly authorized officers this 24 day of August, 1998.

MILLER & WOOD RANCH CO.

By: David E. Wood
David E. Wood,
General Partner

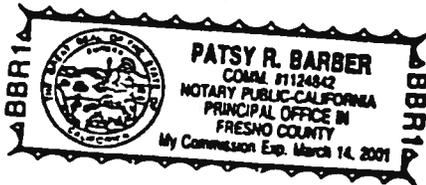
By: KDM LIMITED PARTNERSHIP,
General Partner

By: Kenneth B. Miller
Kenneth B. Miller,
Sole General Partner

STATE OF CALIFORNIA)
COUNTY OF Fresno) SS.

On Aug. 24, 1998, before me, Patsy R. Barber,
Notary Public, personally appeared DAVID E. WOOD,
personally known to me or proved to me on the basis of
satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that
he/she/they executed the same in his/her/their authorized
capacity(ies), and that by his/her/their signature(s) on the
instrument the person(s), or the entity upon behalf of which the
person(s) acted, executed the instrument.

WITNESS my hand and official seal.

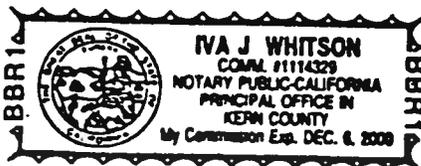


Patsy R. Barber
Notary Public

STATE OF CALIFORNIA)
COUNTY OF Kern) SS.

On August 25, 1998, before me, Iva J Whitson,
Notary Public, personally appeared Kenneth D. Miller,
personally known to me or proved to me on the basis of
satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that
he/she/they executed the same in his/her/their authorized
capacity(ies), and that by his/her/their signature(s) on the
instrument the person(s), or the entity upon behalf of which the
person(s) acted, executed the instrument.

WITNESS my hand and official seal.



Iva J. Whitson
Notary Public

NKA

<u>Parcel Number:</u>	<u>x1x</u>	<u>APN</u>	<u>06-560-01-5</u>	006-560-001
<u>Parcel Number:</u>	<u>x2x</u>	<u>APN</u>	<u>07-130-03-2</u>	007-130-003
<u>Parcel Number:</u>	<u>x3x</u>	<u>APN</u>	<u>06-570-02-2</u>	006-570-002

Grantees Address: P.O. Box 1182
Elko, Nevada ~~89802~~ 89803

EXHIBIT "A"

LEGAL DESCRIPTION

The land referred to herein is situated in the State of Nevada
County of ELKO, described as follows:

PARCEL 1:

TOWNSHIP 37 NORTH, RANGE 57 EAST, M.D.B.&M.

Section 1: Lots 2, 3 and 4; S1/2NW1/4; SW1/4;^{OK}
Section 2: SE1/4NE1/4; E1/2SE1/4;^{OK}
Section 11: NE1/4; S1/2;^{OK}
Section 12: W1/2NW1/4; NW1/4SW1/4;^{OK}
Section 14: W1/2E1/2; W1/2;^{OK}
Section 15: E1/2SE1/4;^{OK}
Section 22: E1/2E1/2;^{OK}
Section 23: W1/2;^{OK}
Section 26: W1/2;^{OK}
Section 27: NE1/4NE1/4; S1/2NE1/4;^{OK} SE1/4;^{OK}
Section 34: E1/2W1/2; E1/2;^{OK}
Section 35: W1/2W1/2;^{OK}

TOWNSHIP 38 NORTH, RANGE 57 EAST, M.D.B.&M.

Section 1: E1/2; NE1/4SW1/4; SW1/4SW1/4; SW1/4NW1/4;
Lot 4 (NW1/4NW1/4);
Section 3: All;
Section 11: All;
Section 13: NW1/4NW1/4; S1/2NW1/4; N1/2NE1/4; SE1/4NE1/4; S1/2;
Section 23: All;
Section 24: E1/2E1/2;^{OK}
Section 25: All;^{OK}
Section 35: All;
Section 36: All;^{OK}

TOWNSHIP 38 NORTH, RANGE 58 EAST, M.D.B.&M.

Section 5: All;
Section 7: All;
Section 17: All;
Section 19: Lots 1, 2, 3 and 4 (W1/2W1/2); E1/2W1/2; E1/2;
Section 21: All;
Section 29: All;
Section 30: Lots 1, 2, 3 and 4 (W1/2W1/2);

PARCEL 2:

TOWNSHIP 37 NORTH, RANGE 57 EAST, M.D.B.&M.

Section 11: NW1/4
Section 15: W1/2SE1/4; NE1/4;
Section 27: NW1/4NE1/4;

EXCEPTING FROM Parcel 2 one-half of all oil, gas, mineral and
Continued on next page

other hydrocarbon substances lying in and under said land as reserved by STRATHEARN CATTLE CO. in Deed recorded November 19, 1957, in Book 73 of Deeds at Page 38, Elko County, Nevada.

FURTHER EXCEPTING FROM Parcel 2 all petroleum, oil, natural gas, and products derived therefrom, within or underlying said lands or that may be produced therefrom, as reserved by SOUTHERN PACIFIC COMPANY, in Deed recorded July 22, 1959, in Book 76 of Deeds at Page 520, Elko County, Nevada records.

FURTHER EXCEPTING FROM Parcel 2 one-half of all oil, gas or mineral rights of any nature owned by the grantor as reserved by A.B. MCKINLEY AND SONS, INC., in deed recorded June 14, 1960 in Book 4 of Official Records at Page 268, Elko County, Nevada.

PARCEL 3:

TOWNSHIP 37 NORTH, RANGE 57 EAST, M.D.B.&M.

Section 2: Lots 1 and 2 (N1/2NE1/4); SW1/4NE1/4; W1/2SE1/4;

EXCEPTING THEREFROM all the oil and gas lying in and under said land as reserved by UNITED STATES OF AMERICA in Patent recorded in Book 38 of Official Records at Page 219, Elko County, Nevada.

TOWNSHIP 38 NORTH, RANGE 57 EAST, M.D.B.&M.

Section 24: W1/2; W1/2E1/2;

EXCEPTING FROM Parcels 1, 2 and 3, an undivided 1/10th interest in and to all gas, oil, and mineral rights owned by PRITCHARD LAND AND CATTLE COMPANY, as conveyed to PETER E. MARBLE, a single man, in Quitclaim Deed recorded October 2, 1975, in Book 219 at Page 320 of Official Records, Elko County, Nevada.

RECEIVED

JUN 15 1999

STATE ENGINEER'S OFFICE
ELKO OFFICE

INDEXED
FEE 2.00 FILE# 432906
REQUEST OF
First American Title Co. Of Nev.

98 SEP 28 PM 3: 19

EX. 1065 PG. 252
JERRY D. REYNOLDS
ELKO CO. RECORDER

BOOK 1065 PAGE 257