

Mail Tax Statements to:
and when recorded mail to: Grantee
625 Diamondback Drive
Spring Creek, NV 89815

APN: 006-520-047 Portion Of
03212229

514886
FEE 16.00 FILE#
REQUEST OF

2004 MAR -2 PM 2: 11

Stewart Title Co.
JERRY D. REYNOLDS
ELKO CO. RECORDER

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made and entered into as of the 10th day of February, 2004, by and between, RUBY PARTNERS, LLC, a Nevada LLC, ("Grantors"); and MICHAEL S. PERCHETTI and TINA PERCHETTI, husband and wife, as joint tenants, ("Grantees").

WITNESSETH:

That the Grantors, for good and valuable consideration, to them in hand paid by Grantees, the receipt whereof is hereby acknowledged, do by these presents grant, bargain, sell, convey and confirm unto the said Grantees, as joint tenants with rights of survivorship, and to the heirs, executors, administrators and assigns of them, forever, all that certain property situate in the County of Elko, State of Nevada, more particularly described as follows:

PARCEL K as shown on that certain Parcel Map for RUBY PARTNERS, LLC filed in the Office of the County Recorder of Elko County, State of Nevada, on January 6, 2004, as File No. 512503, being a portion of Sections 13 and 14, TOWNSHIP 33 NORTH, RANGE 57 EAST, M.D.B.&M.

SUBJECT to all taxes, assessments, reservations, exceptions, and all easements, rights of way, conditions, restrictions and covenants as may now appear of record.

TOGETHER WITH water, water rights, rights to the use of water, dams, ditches, canals, pipelines, reservoirs, wells, pumps, pumping stations, and all other means for the diversion or use of water appurtenant to the said land or any part thereof, for irrigation stock watering, domestic or any other use.

TOGETHER WITH any and all buildings and improvements situate thereon.

MICHAEL SHURTZ, CHARTERED
461 5th Street, Suite 2, Elko, Nevada 89801
(775) 738-3383 (775) 753-7101 (fax)

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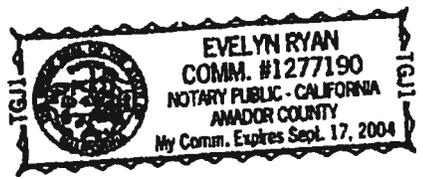
California
STATE OF NEVADA)

:SS
COUNTY OF ~~ELKO~~
Amador

On this 10 day of Feb, 2004, personally appeared before me, a Notary Public, CIRO TOMA, known or proved to me to be said person, who acknowledged that he executed the foregoing instrument.



NOTARY PUBLIC



514886

MICHAEL SHURTZ, CHARTERED
461 5th Street., Suite 2, Elko, Nevada 89801
(775) 738-3383 (775) 753-7101 (fax)