

A.P.N. # 1123-00-002-002

R.P.T.T. \$ 55.90  
ESCROW NO. 010101412  
Full Value \_\_\_\_\_

RECORDING REQUESTED BY:  
**STEWART TITLE COMPANY**  
WHEN RECORDED MAIL TO:  
MAIL TAX STATEMENTS TO:  
  
**GRANTEE**  
P.O. BOX 100  
CARSON CITY, NEVADA 89702

### GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **JOSEPH VINCENT NIGRA**, an unmarried man

in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to  
**GRACE MOUNTAIN CORPORATION**, a Nevada Corporation

and to the heirs and assigns of such Grantee forever, all that real property situated in the **unincorporated area**  
County of **Douglas** State of Nevada, bounded and described as follows:  
**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

DATE: **January 07, 2002**

*Joseph Vincent Nigra*  
\_\_\_\_\_  
**JOSEPH VINCENT NIGRA**

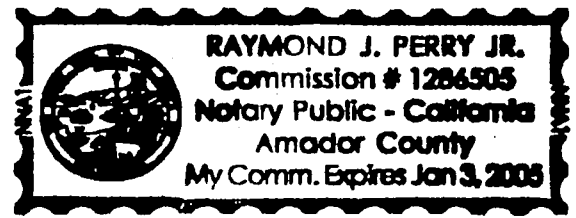
STATE OF California }  
  } ss.  
COUNTY OF Amador }

This instrument was acknowledged before me on January 15, 2002  
by, JOSEPH VINCENT NIGRA

Signature *Raymond J. Perry Jr.*  
Notary Public

0537708

BK0302PG08410



# EXHIBIT "A"

## LEGAL DESCRIPTION

ESCROW NO.: 010101412

SITUATE IN DOUGLAS COUNTY, STATE OF NEVADA AND DESCRIBED AS FOLLOWS:

All that certain mining claim or premises, known as the San Juan and El Capitan Mining Claims, designated by the Surveyor-General as Survey No. 3912, embracing a portion of Sections Nineteen and Twenty in Township Eleven North of Range Twenty-three East of the Mount Diablo Meridian, in Douglas County, Nevada, and bounded described and platted as follows:

BEGINNING, for the description of the San Juan Lode Claim at Corner No. 1, a granite stone 30x8x9 inches, marked S.J. 1-3912, in mound of earth and stone, from which the Southwest corner of Section Thirty in Township Eleven North of Range Twenty-three East of the Mount Diablo Meridian bears South 35°53' West 8017.08 feet distant; Record of Patents, Patent Number 252975. THENCE, first course, North 17°17' West 600.00 feet to Corner No. 2, a Pine Post 3.5 feet long, 6 inches in diameter, marked S.J. 2-3912, in mound of earth and stone; THENCE second course, North 72°43' East, 1500.00 feet to Corner No. 3, a granite stone 24x7x8 inches, marked S.J. 3 El. C. 2-3912 in mound of stone; THENCE third course, South 17°17' East 600.00 feet to Corner No. 4, a granite stone 20x10x12 inches, marked S.J. 4 El. C. 1-3912 in mound of earth and stone, from which discovery bears North 17°28'30" West 300.00 feet distant; THENCE fourth course, South 72°43' West 1500.00 feet to Corner No. 1, the Place of Beginning.

Beginning for the description of the El Capitan Lode Claim at Corner No. 1, identical with Corner No. 4 of said San Juan Lode Claim from which said Section corner bears South 41°27'20" West 9262.02 distant, and discovery bears North 17°5'30" West 300.00 feet distant; THENCE first course, North 17°17' West 600.00 feet to Corner No. 2, identical with Corner No. 3 of said San Juan Lode Claim; THENCE second course, North 72°43' East 1155.05 feet to Corner No. 3, a pine post 3.5 feet long, 7 inches in Diameter, marked El. C. 3-3912, in mound of earth and stone; THENCE third course, South 17°17' East 600.00 feet to Corner No. 4, a pine post 3.5 feet long, 6 inches in diameter, marked El. C. 4-3912, in mound of earth and stone; THENCE fourth course, South 72°43' West 1155.05 feet to Corner No. 1, the Place of Beginning.

NEW APN 1123-00-002-002

"IN COMPLIANCE WITH NEVADA REVISED STATUE 111.312, THE HEREIN ABOVE LEGAL DESCRIPTION WAS TAKEN FROM INSTRUMENT RECORDED OCTOBER 21, 1987, BOOK 1087, PAGE 2794, AS FILE NO. 164792, RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA."

0537708

BK0302PG08411

**EXHIBIT "B"**

ESCROW NO.: 010101412

IN THE EVENT TRUSTOR SHALL SELL, CONVEY OR ALIENATE SAID PROPERTY OR ANY PART THEREOF, OR ANY INTEREST THEREIN, OR SHALL BE DIVESTED OF THEIR TITLE OR ANY INTEREST THEREIN IN ANY MANNER OR WAY, WHETHER VOLUNTARY OR INVOLUNTARY, WITHOUT THE WRITTEN CONSENT OF THE BENEFICIARY BEING FIRST HAD AND OBTAINED, BENEFICIARY SHALL HAVE THE RIGHT, AT THEIR OPTION, TO DECLARE ANY INDEBTEDNESS OR OBLIGATIONS SECURED HEREBY, IRRESPECTIVE OF THE MATURITY DATE SPECIFIED IN ANY NOTE EVIDENCING THE SAME, IMMEDIATELY DUE AND PAYABLE.

**COPIES**

REQUESTED BY  
**Stewart Title of Douglas County**

IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

2002 MAR 22 PM 4: 23

LINDA SLATER  
RECORDER

\$16<sup>00</sup> PAID *KJ* DEPUTY

**0537708**

**BK0302PG08412**