

APN: Portion 011-210-13.
Escrow No. 2000-34959-MLJ
R.P.T.T. \$Exempt

WHEN RECORDED MAIL TO:
Quail Hills Estate, LLC
P. O. Box 187
Alamo, NV 89001

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Karl Schmidt, who acquired title as an unmarried man, and Delores Schmidt, husband and wife, and Clark M. Hardy and Lorna Hardy, husband and wife, and Timothy Mason and Yvonne Mason, husband and wife, who acquired title as Timothy and Yvonne Mason, husband and wife, a partnership with tenancy in common

Do(es) hereby **GRANT, BARGAIN and SELL** to

Quail Hills Estate, LLC, a Nevada Limited Liability Company

The real property situate in the County of Lincoln, State of Nevada, described as follows:

PARCEL 1:

Parcel No. 3, as shown on Parcel Map for Karl Schmidt, Clark M. Hardy and Lorna Hardy, and Timothy and Yvonne Mason, filed in the office of the County Recorder of Lincoln County on December 21, 1998, in Book B, Page 174, of Plats, as File No. 112049, located in a portion of SE1/4, Section 32, Township 6 South, Range 61 East, M.D.B.&M.

PARCEL 2:

Parcel No. 1, 2, 3 and 4, as shown on Parcel Map for Quail Hills Estates, LLC, filed in the office of the County Recorder of Lincoln County on December 12, 2000, in Book B, Page 353, of Plats, as File No. 115763, located in a portion of SE ¼, Section 32, Township 6 South, Range 61 East, M.D.B.&M.

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.

Date: December 15, 2000


Karl Schmidt


Delores Schmidt

Clark M. Hardy
Clark M. Hardy

Lorna Hardy
Lorna Hardy

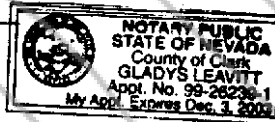
Timothy Mason
Timothy Mason

Yvonne Mason
Yvonne Mason

State of Nevada
County of Clark

This instrument was acknowledged before me on December 16, 2000 by
Karl Schmidt and Delores Schmidt.

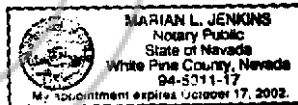
Gladys Leavitt
Notarial Officer



State of Nevada
County of White Pine

This instrument was acknowledged before me on December 15, 2000 by
Clark M. Hardy and Lorna Hardy.

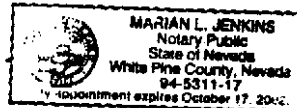
Marian L. Jenkins
Notarial Officer



State of Nevada
County of White Pine

This instrument was acknowledged before me on December 15, 2000 by
Timothy Mason and Yvonne Mason.

Marian L. Jenkins
Notarial Officer



COPY

NO. 115771

FILED AND RECORDED AT REQUEST OF

First American Title

December 19, 2000

AT 20 MINUTE PAST 4 O'CLOCK

PM IN BOOK 152 OF OFFICIAL

RECORDS PAGE 420 LINCOLN

COUNTY, NEVADA

Jessie Boucher
COUNTY RECORDER

State of Nevada
Declaration of Value

- 1. Assessor Parcel Number(s).
 - a) Portion of 011-210-13
 - b) 011-210-15
 - 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 _____

FOR RECORDERS OPTIONAL USE ONLY
 Document/Instrument #: 115771
 Book: 152 Page: 420-422
 Date of Recording: Dec. 19, 2000
 Notes: _____

- 3. Total Value/Sales Price of Property: \$ n/a
- Deduct Assumed Liens and/or Encumbrances: (0)
- (Provide recording information: Doc/Instrument #: _____ Book: _____ Page: _____)
- Transfer Tax Value per NRS 375.010, Section 2: \$ 0
- Real Property Transfer Tax Due: \$ Exempt

- 4. **If Exemption Claimed:**
 - a. Transfer Tax Exemption, per NRS 375.090, Section: 10
 - b. Explain Reason for Exemption: a transfer of title to business
- 5. Partial Interest: Percentage being transferred: _____ %

The undersigned Seller (Grantor)/Buyer (Grantee), 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 1/2% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

SELLER (GRANTOR) INFORMATION
 Seller Signature: [Signature]
 Print Name: Karl Schmidt
 Address: P.O. Box 187
 City: Alamo
 State: NV Zip: 89001
 Telephone: 775-725-3436
 Capacity: Member

BUYER (GRANTEE) INFORMATION
 Buyer Signature: [Signature]
 Print Name: QUAIL HILLS ESTATES, LLC
 Address: P.O. Box 187
 City: Alamo
 State: NV Zip: 89001
 Telephone: (775) 725-3436
 Capacity: Member

COMPANY REQUESTING RECORDING

Co. Name: First American Title Company Of Nevada Escrow # _____