

APN: 01-210-11

QUITCLAIM DEED

This Quitclaim Deed is made this 14<sup>th</sup> day of December, 2000, by JURAN & MOODY CAPITAL CORPORATION, a Minnesota corporation, whose address is 11100 Wayzata Blvd., Suite 170, Minnetonka, Minnesota 55305, as GRANTOR, in favor of U.S. BANK TRUST NATIONAL ASSOCIATION, as escrow agent for holders of \$3,300,000 Certificates of Participation, Lincoln County, Nevada (Lincoln County Detention Facility Project), as GRANTEE, whose address is 550 South Hope Street, Suite 500, Los Angeles, California 90071, upon the following premises:

A. Lincoln County, Nevada, a body corporate and political subdivision of the State of Nevada (the "COUNTY"), is the owner of certain land located in Lincoln County, Nevada, (the "LAND") as described in Exhibit A.

B. GRANTOR, as lessee, and the COUNTY, as lessor, entered into that certain Ground Lease Agreement dated August 1, 1992 pertaining to the LAND.

C. GRANTOR constructed on the LAND certain improvements as described in Exhibit B.

GRANTOR, on behalf of itself, its administrators, successors, representatives and assigns, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, forever QUITCLAIMS unto GRANTEE all the right, title, interest, claim or demand which the GRANTOR may have had in and to the improvements described in Exhibit B.

IN WITNESS THEREOF, GRANTOR has herewith set his hand and seal, the day and year first above written.

GRANTOR

JURAN & MOODY CAPITAL CORPORATION,  
a Minnesota corporation,

By: *Edward Brownell*  
Edward Brownell

Its: *President*

Document # 11607  
Book 153 Page 568-571  
March 21, 2001

STATE OF NEVADA  
DECLARATION OF VALUE

1 Assessor Parcel Number(s)  
a) 01-210-11  
b) \_\_\_\_\_  
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/Indl  
g)  Agricultural h)  Mobile Home  
 Other Improvements Only

FOR RECORDERS USE ONLY  
Documentation Reviewed by \_\_\_\_\_  
Type of Documentation \_\_\_\_\_  
Assessor's Tag \_\_\_\_\_  
Recording Deputy \_\_\_\_\_

3 Total Value/Sales Price of Property \$ 799,880.00

Deduct Assumed Liens and/or Encumbrances ( 0 )  
(Recording information on assumed amounts: Book/Instrument # N/A, N/A)

4 Taxable Value (per NRS 375.010, Section 2) \$ 799,880.00

Real Property Transfer Tax Due \$ 0

If Exemptions Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section J / NAC 375, Section \_\_\_\_\_

b. Explain Reason for Exemption: The transfer is made to recognize true status of title.  
The transfer is only of improvements, not the real property.

5. Partial Interest: Percentage being transferred: 100 %

The undersigned Seller (Grantor)/Buyer (Grantee), declares and acknowledges, under penalty of perjury, pursuant to NRS 375.080 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: Edward Brownell  
Print Name: Edward Brownell  
Address: 11100 Wavzata Blvd., Suite 170  
City: Minnetonka  
State: Minnesota Zip: 55305  
Telephone: (612) 417-2663  
Capacity: Jaran & Moody Capital Corporation

BUYER (GRANTEE) INFORMATION

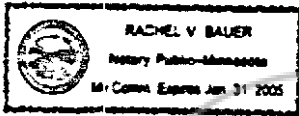
Buyer Signature: \_\_\_\_\_  
Print Name: Keith Marshall  
Address: 550 South Hope Street, Suite 500  
City: Los Angeles  
State: California Zip: 90071  
Telephone: (213) 533-8701  
Capacity: VP, U.S. Bank Trust National Association,  
as Escrow Agent

COMPANY REQUESTING RECORDING

Co. Name: \_\_\_\_\_ Escrow #: \_\_\_\_\_  
(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

State of Minnesota )  
 )  
County of Lincoln )

This Quitclaim Deed was acknowledged before me on the 12 day of October, 2000  
by Edward Brownell as President of Juran & Meedy Capital Corporation, a Minnesota  
corporation.



Rachel V. Bauer  
Notary Public

(My commission expires January 31, 2005)

**WHEN RECORDED, RETURN TO:**  
Jeffrey D. Patterson, Esq.  
Goold, Patterson, DeVore, Ales & Roadhouse  
4496 South Pecos Road  
Las Vegas, Nevada 89121

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**EXHIBIT A**  
**LEGAL DESCRIPTION**

A Parcel of land situate within the SW 1/4 of Section 14, Township 1 North, Range 67 East, Mount Diablo Base and Meridian, being more particularly described as follows:

Beginning at the SW Corner of this parcel from which the Southwest Corner of said Section 14, bears S 38°00'46" W a distance of 1,142.58 feet; thence Due North a distance of 185.66 feet to the NW Corner; thence N 35°37'43" E a distance of 996.29 feet to the NW Corner; thence S 23°13'22" E a distance of 698.21 feet to the SE Corner; thence along the Northwesterly right-of-way of Nevada State Route 322 along a bearing of S 70°56'13" W a distance of 284.89 feet to the Point of Tangency on a curve; (curve data for property line as follows: R = 6080.0' A = 6° 03'02" L = 642.06' Tan = S 70°56'13" W) Sub-Chord bears S 66°01'29" W a distance of 641.79 feet to a point on the right-of-way curve which is the SW Corner which is the point of beginning. Said parcel contains 8.47 acres more or less.

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**EXHIBIT B**

**DESCRIPTION OF IMPROVEMENTS**

All improvements in, on or about the Land which improvements include without limitation a building of approximately 15,318 square feet designed for administrative and clerical space, public areas, auto Sally-port, intake, booking, holding, detox, medical, squad room, county dispatch, kitchen and temporary holding cells and indoor and outdoor exercise and lock-up facilities.

**WHEN RECORDED RETURN TO:**

Jeffrey D. Patterson, Esq.  
Goold Patterson DeVore Ales & Roadhouse  
4496 South Pecos Road  
Las Vegas, Nevada 89121  
(702) 436-2500

NO. **116070**

FILED AND RECORDED AT REQUEST OF  
**JURAN & MOODY CAPITAL CORP.**

**MARCH 21, 2001**

**10** AMOUNTED PAGES **10** OF BOOK

**AM** OF OFFICIAL

**568** LINCOLN

COUNTY, NEVADA

**LESLIE BOUCHER**

COUNTY RECORDER

BY *James J. Lewis*, DEPUTY

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