

QUITCLAIM DEED AND TERMINATION OF GROUND LEASE

This Quitclaim Deed and Termination of Ground Lease is made August 30, 2002, by U.S. BANK NATIONAL ASSOCIATION, as Escrow Agent for holders of \$3,300,000 Certificates of Participation in Lease with Option to Purchase Agreement, Lincoln County, Nevada (Lincoln County Detention Facility Project), as GRANTOR, in favor of LINCOLN COUNTY, NEVADA, a body corporate and political subdivision of the State of Nevada, as GRANTEE, upon the following premises:

A. GRANTEE is the owner of certain land located in Lincoln County, Nevada as described in Exhibit A (the "LAND");

B. GRANTOR is lessee and GRANTEE is lessor under that certain Ground Lease dated as of August 1, 1992 (the "GROUND LEASE"), pertaining to the LAND; and

C. Certain improvements have been constructed upon the Land as more particularly described in Exhibit B (the "IMPROVEMENTS").

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, hereby terminates all of its right, title and interest under the GROUND LEASE and forever QUITCLAIMS unto GRANTEE all the rights, title and interest which the GRANTOR may have in and to the LAND and the IMPROVEMENTS.

IN WITNESS WHEREOF, GRANTOR has set its hand the day and year first above written.

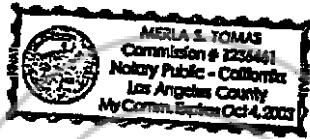
GRANTOR:

U.S. Bank National Association, as
Escrow Agent for the Holders of Certificates
Participation in Lease with Option to Purchase
Agreement, Lincoln County, Nevada (Lincoln
County Detention Facility Project)

By: Keith R. Marshall
Keith R. Marshall, Vice President

State of California)
County of Los Angeles)

This Quitclaim Deed and Termination of Ground Lease was acknowledged before me on the 30TH day of AUGUST, 2002, by Keith R. Marshall as Vice President of U.S. Bank National Association, as Escrow Agent.



Merla S. Thomas
Notary Public
(My commission expires Oct 4, 2003)

WHEN RECORDED, RETURN TO:
Doug Carriger, County Manager
Lincoln County, Nevada
P.O. Box 90
Pioche, Nevada 89043

File Number: 152-2025257

EXHIBIT "A"
LEGAL DESCRIPTION

PART OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 67 EAST, M.D.B. & M., LINCOLN COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SW CORNER OF THIS PARCEL FROM WHICH THE SOUTHWEST CORNER OF SAID SECTION 14 BEARS S38°0'46"W, 142.58 FEET; THENCE DUE NORTH 185.66 FEET TO THE NW CORNER; THENCE N35°37'43"E, 996.29 FEET TO THE NW CORNER; THENCE S23°13'22"E, 698.21 FEET TO THE SE CORNER; THENCE ALONG THE NORTHWESTERLY RIGHT OF WAY OF NEVADA STATE ROUTE 322 ALONG A BEARING OF S70°56'13"W, 284.89 FEET TO THE POINT OF TANGENCY ON A CURVE; (CURVE DATA FOR PROPERTY LINE AS FOLLOWS: R= 6080.0'-6% 03'02" L=642.06' TAN= S70°56'13"W) SUB-CHORD BEARS S66°01'29"W, 641.79 FEET TO A POINT ON THE RIGHT OF WAY CURVE WHICH IS THE SW CORNER WHICH IS THE POINT OF BEGINNING.

Note: The above metes and bounds description appeared previously in that certain document recorded March 21, 2001 in Book 153 page no. 568, file no. 116070.

152-2025257

307 166 REC 579

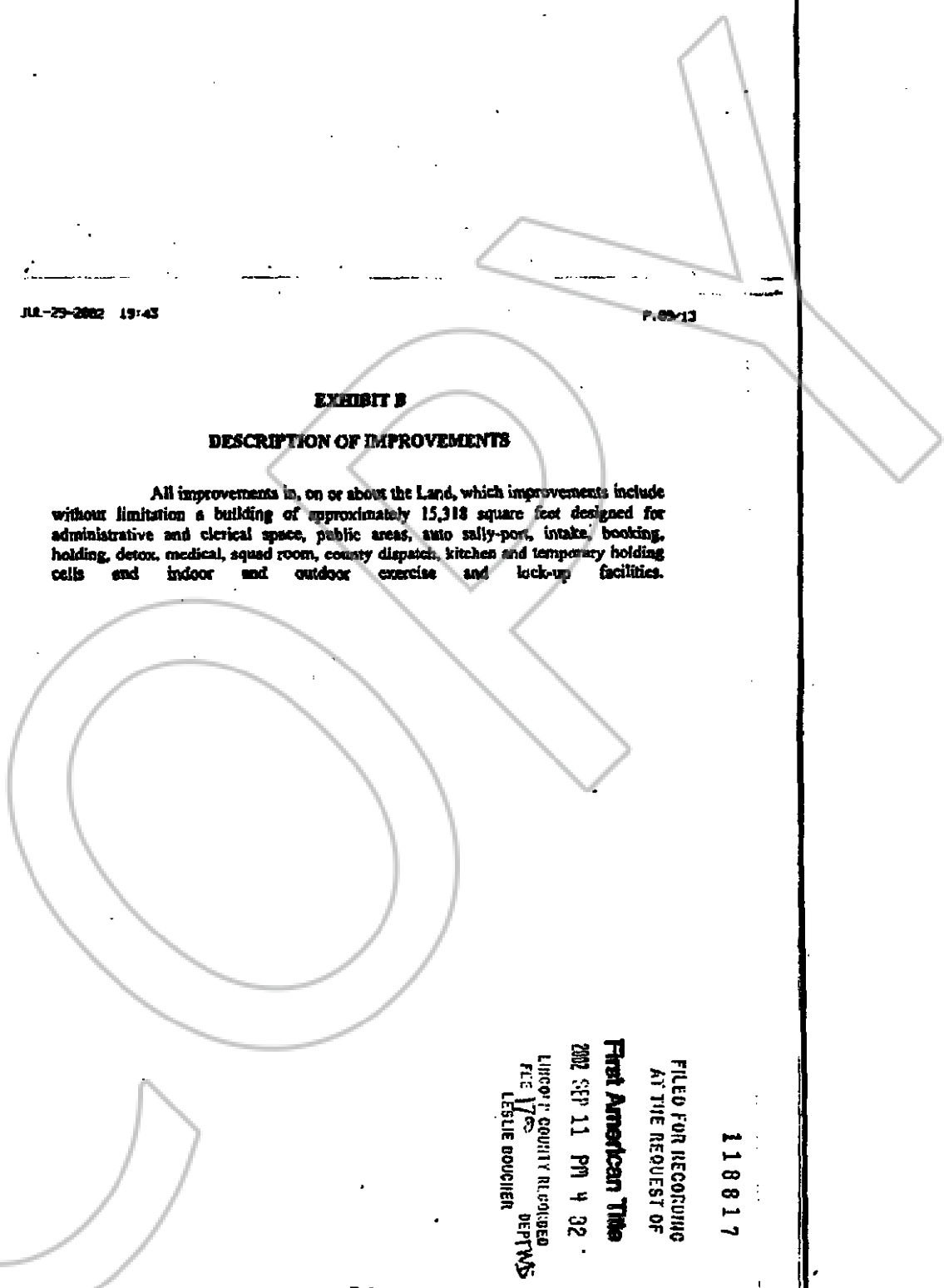
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P.09:13

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.



118817

FILED FOR RECORDING
AT THE REQUEST OF

First American Title

2002 SEP 11 PM 4 32

LINCOLN COUNTY RECORDER
FILED BY
LESLIE BOUGHERN
DEPT 755

WORD-ALORW432261

B-1

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

a) 001-210-11
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
i) Other _____

FOR RECORDERS OPTIONAL USE ONLY
Document/Instrument # _____
Book _____ Page: _____
Date of Recording: _____
Notes: _____

3. Total Value/Sales Price of Property:

_____ \$500,000.00
Deed in Lieu of Foreclosure Only (value of property) (\$0)
Transfer Tax Value: _____ \$500,000.00
Real Property Transfer Tax Due _____ \$0.00

4. Exemption Claimed:

a. Transfer Tax Exemption, per 375.090, Section: 2
b. Explain reason for exemption: Transfer to Political Subdivision

5. Partial Interest: Percentage being transferred: _____ %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.090 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 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% per month. Pursuant to NRS 375.090, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

U.S. BANK TRUST, NATIONAL ASSOCIATION
Signature: By: Keith R. Marshall Capacity: Escrow Agent
Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: U. S. Bank Trust National Association
Address: 550 South Hope Street, Ste. 600
City: Los Angeles
State: CA Zip: 90071

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: County Commissioners of Lincoln County
Address: c/o Doug Carriger, County Mgr., P. O. Box
City: Pioche
State: NV Zip: 89043

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: First American Title Company of Nevada File Number: 152-2025257 M/M/J
Address: Post Office Box 151048
City: Ely State: NV Zip: 89315

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

Monday 09 of Sep 2002, Faxination

->7758825877

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STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

- a) 001-210-11
- b) _____
- c) _____
- d) _____

2. Type of Property

- e) Vacant Land
- f) Single Fam. Res
- g) Condo/Twnhse
- h) 2-4 Flax
- i) Apt. Bldg.
- j) Comm/Indl
- k) Agricultural
- l) Mobile Home
- m) Other

FOR RECORDERS OF PUBLIC USE ONLY

Document/Instrument #: _____

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

3. Total Value/Sales Price of Property:

\$500,000.00

Deed In Lieu of Foreclosure Only (value of property)

(\$0)

Transfer Tax Value:

\$500,000.00

Real Property Transfer Tax Due

\$0.00

4. ~~Is Exemption Claimed?~~

- a. Transfer Tax Exemption, per NRS 375.080, Section: 2
- b. Explain reason for exemption: Transfer to Political Subdivision

5. Partial Interest: Percentage being transferred: _____ %

The undersigned declare and acknowledge, 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 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% per month. Pursuant to NRS 375.090, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: Doug Carriger

Capacity: COUNTY MANAGER

SELLER (GRANTED) INFORMATION
(REQUIRED)

BUYER (GRANTED) INFORMATION
(REQUIRED)

Print Name: U. S. Bank Trust National Association

Address: 550 South Hope Street, Ste. 500

City: Los Angeles

State: CA Zip: 90071

Print Name: County Commissioners of Lincoln County,

Address: c/o Doug Carriger, County Mgr., P. O. Box

City: Piache

State: NV Zip: 89043

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: First American Title Company of Nevada File Number: 152-2025257 MJMJ

Address: Post Office Box 151046

City: Ely State: NV Zip: 89315

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)